



redrose

1 Aycliffe Drive

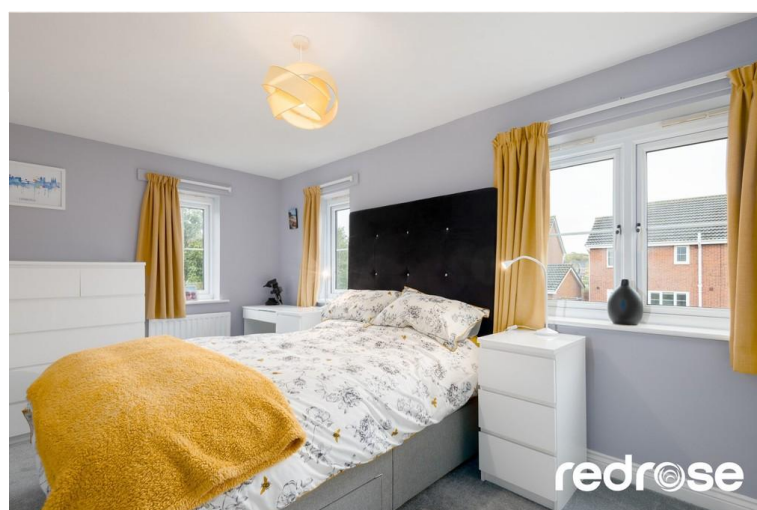
Buckshaw Village, Chorley, PR7 7GD

Beautifully presented 4-bedroom family home situated in a lovely quiet, green area in the centre of the village. This family home is tucked away and offers fabulous space for a growing family. With 4 bedrooms, en suite, 2 reception rooms and large family kitchen. There is an ample garden to the rear with single detached garage to the side, electric car charging point and parking for several vehicles.

Asking Price Of £339,000

EPC Rating '79'





Property Description

ENTRANCE HALLWAY

Composite front door with glass panel, doors leading to ground floor rooms, Amtico flooring, ceiling light, HIVE thermostat, storage cupboard and stairs to first floor.

LOUNGE

10' 0" x 15' 11" (3.05m x 4.86m) Double glazed windows to front, double patio doors overlooking rear garden.

Radiator x 2, ceiling light, TV point. Door to hallway.

SECOND RECEPTION/DINING ROOM

9' 4" x 10' 9" (2.86m x 3.3m) Versatile, bright living space currently used as a dining room. Double glazed windows to side and front elevation with lovely open views, radiator and ceiling light point.

CLOAKROOM

Double glazed window, Low level w/c, vanity wash hand basin with tiled splash back. Tiled flooring. Ceiling light point.



KITCHEN/BREAKFAST/FAMILY ROOM

16' 0" x 14' 5" (4.9m x 4.4m) Large triple aspect room with double glazed windows to rear and side and patio doors to side. Fitted wall and base units in light oak with contrasting work tops. Gas hob, extractor over, single electric oven, and integrated dishwasher. One & half stainless steel sink unit, Plumbing for washing machine. The room is divided by an peninsula. Tiled floor throughout and 2 ceiling light points.

FIRST FLOOR LANDING

Double glazed window, Stairs with balustrades rail. Ceiling light point. Doors to connecting rooms.



MASTER BEDROOM

16' 0" x 9' 6" (4.9m x 2.9m) Double glazed windows to rear and side elevations. Radiator, ceiling light point. Door leading to ensuite

EN SUITE

3' 11" x 7' 2" (1.2m x 2.2m) Double glazed window, walk in shower cubicle, glass folding door. Low level w/c, vanity wash hand basin. Chrome towel radiator, extractor, spotlights and tiled flooring.

BEDROOM TWO

12' 9" x 8' 10" (3.9m x 2.7m) Double glazed window, radiator, , ceiling light point.



BEDROOM THREE

10' 0" x 9' 2" (3.05m x 2.8m) Double glazed window, radiator, ceiling light point, double doors to large wardrobe/storage cupboard, door to water tank in storage cupboard. Loft hatch.

BEDROOM FOUR 2.1 x 1.96

Double glazed window, radiator, ceiling light point.

FAMILY BATHROOM

6' 9" x 5' 6" (2.06m x 1.7m) Modern white suite with low level w/c, vanity wash hand basin, tiled splash back, bath with shower over, tiled interior, glass shower screen. Spotlights. Tiled flooring.

REAR GARDEN

Good size plot, Paved patio with pathway to rear gate and access to garage and parking. Walled to side and fenced to two sides with large lawn area and two patio areas. A good degree of privacy to the side and rear

GARAGE

Up and over garage door, with tarmac drive and parking for several vehicles. The garage has power and light with storage into the eaves.







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements