



redrose

1 Highland Drive

Buckshaw Village, Chorley, PR7 7AB

FREEHOLD. Fantastic four bedroom family home with fabulous living space, stunning kitchen/diner leading to a large conservatory fitted with a solid roof for all year around use, 4 double bedrooms with 2 en-suite bathrooms. Double garage and large driveway to the side providing off road parking for several vehicles. This great family home also has the all important dedicated study, Large South facing garden provides fabulous entertaining space with the addition of an outside fully insulated bar/man cave!! This really is a great family home.

Reduced to £465,000

EPC Rating 'TBC'





Property Description

OUTSIDE FRONT

Lawned area and pathway leading to front door set back in arch way style porch. Leads around to side driveway with detached double garage with power and parking for multiple cars.

ENTRANCE HALLWAY

Ceramic tiled flooring in contemporary grey, radiator, doors leading to ground floor rooms and light fitting

KITCHEN/DINER

22' 5" x 14' 0" (6.85m x 4.27m) The kitchen has been opened up into the dining room with patio doors leading to the conservatory to create a fabulous open plan space. perfect for entertaining! Modern kitchen with fitted wall and base units in cream gloss, integrated dishwasher, fridge, electric hob and double oven. Double glazed windows overlooking rear garden and driveway, door to utility room, ceramic tiled flooring and door leading to hallway.





UTILITY

2.306 x 1.54 Tiled flooring, door to side driveway and garage, fitted wall and base units, plumbed for washing machine and radiator

CLOAKROOM

Low level WC and wash hand basin, double glazed window to front, ceiling light point, radiator and tiled flooring.

SNUG/STUDY

3.426 x 2.085 Double glazed leaded window to front with perfect fit blinds, radiator, ceiling light point and door leading to hallway.



LOUNGE

6.250 x 3.850 Dual aspect lounge with leaded double glazed window to front with perfect fit blinds, solid maple flooring, gas fire, patio door to conservatory and door to hallway.

CONSERVATORY

The current vendors have fitted a solid roof so this fabulous room can be enjoyed all year around with the addition of bi fold doors to make the most of the South facing garden. Laminate flooring, double glazed windows and perfect fit blinds.



LANDING

Doors leading to all rooms and loft hatch

BEDROOM THREE

3.858 x 2.604 Fully fitted wardrobes and desk in high gloss, double glazed window, light fitting and radiator

BEDROOM FOUR

3.565 x 3.526 Double glazed window, radiator and ceiling light point

BATHROOM

2.575 x 2.300 Three piece suite, wash hand basin with vanity unit, P shape bath, low level WC, double glazed window, tiled walls and flooring and heated towel rail.



BEDROOM TWO

3.861 x 3.223 Fitted wardrobes in black high gloss to one wall, double glazed window, radiator and door to en-suite shower room

EN SUITE

2.300 x 1.100 Step in shower, wash had basin, wc, tiled walls and double glazed windows

MASTER BEDROOM

4.526 x 4.267 Double glazed windows to front with



perfect fit blackout blinds, built in wardrobes, door to en-suite and radiator

EN SUITE

2.785 x 1.791 Four piece suite, walk in double shower cubicle, wash hand basin, wc, tiled walls and flooring and double glazed window

REAR GARDEN

Fantastic South facing rear garden laid to Indian stone patio with decorative planting and various seating areas. gate to side and side access leading to the purpose built insulated lodge.

OUTSIDE LODGE

Purpose built insulated outdoor room, perfect for an outside man cave/bar or office.

SHED

Storage shed

DOUBLE GARAGE

Double garage with lighting and power. Parking in front for several vehicles. Side door access from garden and up and over door to the front.

SOLAR PANELS

The property has solar panels fitted to the South elevation with a great feed in tariff and battery storage providing low cost energy. Further details are available on request.

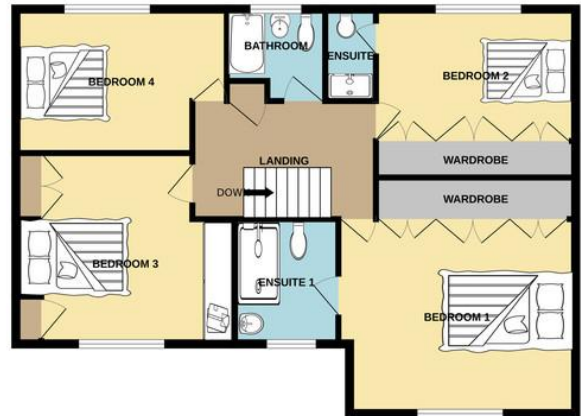




GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1959 sq.ft. (182.0 sq.m.) approx.

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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