



redrose

3 Irvine Place

Buckshaw Village, Chorley, PR7 7FL

This breath-taking, dramatically extended 5-bedroom family home is nestled at the end of a peaceful cul-de-sac, offering a picturesque view of a green space at the front. A true gem, this exceptional property is perfect for a growing family, offering an abundance of living, entertaining, and working spaces. The rear of the home features a stunning kitchen/diner/family area, complete with twin bifold doors that open to the private garden—an ideal setting for both entertaining and relaxation. Additionally, there are three versatile reception rooms that provide space for living, entertaining and a home office. The first floor boasts five generously sized double bedrooms, including a luxurious master suite, along with two en-suite bathrooms and a family bathroom. At the front, a detached double garage with ample parking in front for several vehicles.

**Offers Over
£799,000**

EPC Rating 'TBC'





Property Description

OUTSIDE FRONT

At the head of a cul de sac with a communal green to the left and a block driveway for several vehicles.

ENTRANCE HALLWAY

13' 9" x 15' 1" (4.2m x 4.6m) Large inviting entrance hallway with doors to ground floor rooms. Amtico flooring, ceiling light point and stairs to first floor.

SECOND RECEPTION/ENTERTAINMENT ROOM

23' 7" x 12' 9" (7.2m x 3.9m) A fabulous reception room with double glazed window to front, fabulous bar and wood burner, downlights and radiator.

LOUNGE

13' 1" x 18' 0" (4.0m x 5.5m) Double glazed patio doors to rear, feature marble fireplace with gas fire insert, ceiling light point and door to hallway





OFFICE

11' 9" x 12' 9" (3.6m x 3.9m) Great office space with double glazed bay window to front, ceiling light point.

KITCHEN/DINER/FAMILY SPACE

27' 10" x 20' 11" (8.5maxm x 6.4mxm) Stunning open plan space extended by the vendors to create the most fabulous family space. with bi fold doors to really bring in the fabulous private garden. The kitchen has a range of wall and base units in cream and wood gloss with American fridge/freezer, dishwasher and oven. 5 ring hob and extractor fan over. The family space has a recessed feature fire. Door leading to utility room.



CLOAKROOM

5' 2" x 3' 11" (1.6m x 1.2m) Two piece suite with low level WC and wash hand basin. Ceiling light point and radiator.

FIRST FLOOR

Stairs to spacious first floor landing with double glazed window to front.

MASTER BEDROOM

12' 9" x 24' 7" (3.9m x 7.5m) Much larger than average master suite with double glazed windows to front and rear, fitted wardrobes, ceiling light point, radiator, walk in closet and en suite bathroom.



EN SUITE

Fabulous four piece bathroom suite with double walk in shower, twin sinks and low level WC. Window to side and heated towel rail.

WALK IN CLOSET

Sliding door with hanging and shelves and ceiling light point.

BEDROOM TWO

14' 9" x 12' 9" (4.5m x 3.9m) Another fabulous view with lovely open views to the rear. two double glazed windows flood in the light. Ceiling light point, radiator and door to en suite.



EN SUITE

5' 6" x 5' 6" (1.7m x 1.7m) Three piece en suite with corner shower, low level WC and wash hand basin. Downlights and heated towel rail.

BEDROOM THREE

11' 1" x 18' 8" (3.4m x 5.7m) This large bedroom was once two smaller bedrooms but now creates a fabulous space with 2 double glazed windows overlooking the rear. ceiling light point and radiator.



BEDROOM FOUR

10' 9" x 9' 6" (3.3m x 2.9m) Double glazed window to front, ceiling light point, radiator and fitted wardrobes to one wall. Door to en suite.

EN SUITE

6' 2" x 8' 10" (1.9m x 2.7m) Three piece bathroom suite with double walk in shower, low level WC and wash hand basin. Heated towel rail and ceiling light point.

BEDROOM FIVE

11' 1" x 8' 6" (3.4m x 2.6m) Double glazed window to rear, ceiling light point and radiator.



FAMILY BATHROOM

8' 6" x 6' 2" (2.6m x 1.9m) Four piece bathroom suite with bath, walk in shower cubicle, low level WC and wash hand basin. Double glazed window to rear, ceiling light point and heated towel rail.

DOUBLE GARAGE

Detached double garage accessed via door to the rear and up and over door to the front, light and power.

REAR GARDEN

Lovely private rear garden laid mainly to lawn with large patio area and raised deck to capture the evening sun. To the side of the property is wooden 'snug' perfect for entertaining and ideal for the teenagers 'hang out'



WHAT WE LOVE

This is a really fabulous property and one rarely available on the village, teamed with the location at the head of a cul de sac this truly is THE family home. With something for everyone from toddlers to teenagers we are certain this family home won't hang around for long.





GROUND FLOOR
1683 sq.ft. (156.3 sq.m.) approx.



1ST FLOOR
1319 sq.ft. (122.6 sq.m.) approx.



TOTAL FLOOR AREA : 3002 sq.ft. (278.9 sq.m.) approx.

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