



redrose

17 Hampshire Avenue

Buckshaw Village, Lancashire, PR7 7DF

FREEHOLD This lovely 3-bedroom semi-detached house is perfect for a first-time buyer home. The property has a great size kitchen/diner to the rear, master bedroom served by ensuite plus two other good size bedrooms. Set on a quiet road in the centre of the village within easy walking distance of all the local amenities that the village has to offer. Allocated parking for 2 vehicles to the rear.

Guide Price £200,000

EPC Rating '80'





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Property Description

HALLWAY

Front door leading to hallway with panelled door to lounge. Ceiling light point, radiator and stairs leading to first floor.

LOUNGE

12' 5" x 11' 5" (3.78m x 3.48m) Good size lounge with double glazed window to the front. Ceiling light point and door to kitchen/diner.

KITCHEN/DINER

14' 9" x 13' 1" (4.5m x 3.99m) Fabulous size kitchen/diner with a range of wall and base units. Space for washing machine, dishwasher and fridge/freezer. Single oven and 4 ring gas hob with stainless steel splash back and extractor fan over. Double glazed window and patio doors overlooking rear garden. Tiled flooring throughout, panelled doors leading to cloakroom and large under stairs storage cupboard.

DOWNSTAIRS W.C





Fitted with a two piece suite comprising wash hand basin, mixer tap, tiled splash back and low level W.C. Double glazed frosted window and double panel radiator.

FIRST FLOOR

Stairs leading to first floor landing with panelled doors to all rooms.

MASTER BEDROOM

12' 5" x 11' 5" (3.78m x 3.48m) Double glazed window to front, ceiling light point, radiator and panelled door to en-suite.

ENSUITE

6' 10" x 5' 6" (2.08m x 1.68m) Three piece bathroom suite with low level WC, wash hand basin and fully tiled shower enclosure. ceiling light point, radiator and double glazed window to front.

BEDROOM TWO

9' 10" x 8' 6" (3m x 2.59 m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

10' 2" x 5' 6" (3.1m x 1.68m) Double glazed window to rear, ceiling light point and radiator.

FAMILY BATHROOM

Three piece bathroom suite with low level WC, wash hand basin and bath. Vinyl flooring, radiator and ceiling light point. Double glazed window to side.

EXTERNALLY

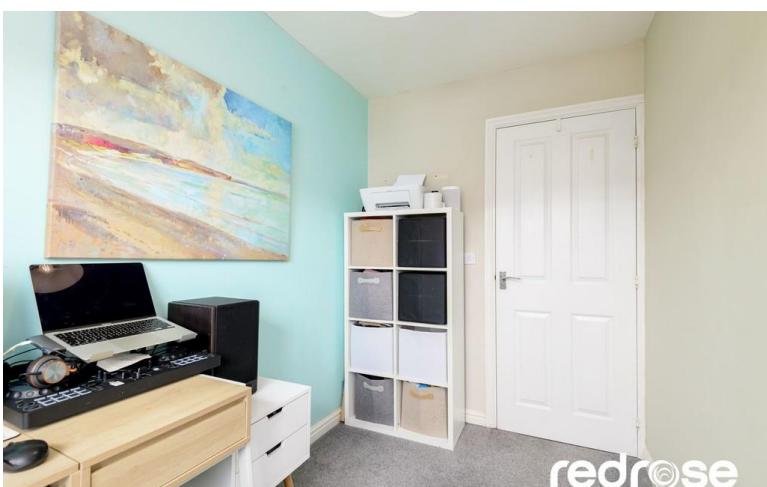
Laid mainly to lawn with patio area, shed and rear gate access to parking.

BUCKSHAW VILLAGE

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, an Italian restaurant, coffee shop, barbers and various takeaways. The war horse pub along with the Harvester. A new Aldi has opened. There is a community centre hosting many activities, primary school, doctors surgery and dentist, the Buckshaw hub which offers a brand new nursery, children's swimming pool, hair salon and café.

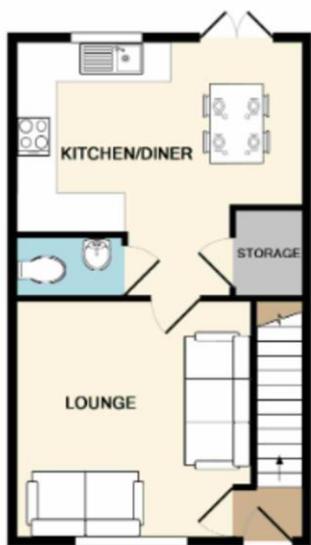
MORTGAGES

If you would like a free mortgage consultation our in house financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You

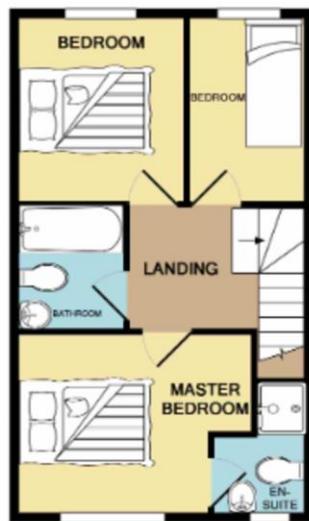




will receive professional and independent mortgage advice along with any other associated services.



GROUND FLOOR



1ST FLOOR

| Energy Efficiency Rating | |
|---|----|
| Very energy efficient - lower running costs | |
| (92-100) A | 80 |
| (81-91) B | 81 |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|----|
| Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | 84 |
| (81-91) B | 85 |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England, Scotland & Wales | |
| EU Directive 2002/91/EC | |