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9 Holland House Way

Buckshaw Village, Chorley, PR7 7DS

This spacious 4-bedroom detached home offers comfortable living with ample room for family and guests. Featuring a generous lounge, practical kitchen, separate dining area, and four versatile bedrooms, it's perfect for modern family life. The property benefits from a private garden and off-street parking with open views to the front, all set in a quiet residential area close to local amenities. NO ONWARD CHAIN

Offers In Region Of £295,000

EPC Rating 'TBC'





Property Description

HALLWAY

Front door leading to the hallway with stairs to the first floor.

LOUNGE

15' 1" x 13' 5" (4.61m x 4.11m) The property comfortable lounge designed for residents and guests to relax. It's the perfect space to unwind, meet with friends, or enjoy some quiet time. Double glazed window to the front aspect, double and single radiator and leads through the dining room and kitchen.

DINING ROOM

9' 3" x 8' 1" (2.82m x 2.47m) The property features a dedicated dining room, providing a comfortable space for meals and gatherings. Suitable for family dinners or entertaining guests, it offers a practical and welcoming setting. Radiator and French door into the conservatory.

CONSERVATORY

9' 10" x 9' 1" (3.02m x 2.79m) This property includes a





bright and airy conservatory, offering the perfect space to relax and enjoy natural light all year round. With large windows and garden views, it's ideal for use as a sitting area, reading nook, or additional dining space. Double glazed windows and door to the rear garden. Tiled flooring.

KITCHEN

11' 9" x 9' 1" (3.60m x 2.79m) The property benefits from a functional kitchen space, complete with essential fittings and ample storage. It's ideal for everyday cooking and offers room for appliances to suit your needs. Fitted with a range of wall and base units with complimentary work surfaces over. Stainless steel sink, drainer and mixer tap. Integrated electric oven with four ring gas hob, extractor hood and curtsey light over. Wine rack, double glazed window to the rear, radiator and laminate flooring.



UTILITY ROOM

A useful utility room with space for white goods, door to wc cloak room and door to the rear garden. Wall mounted central heating boiler and laminate flooring.

DOWNSTAIRS W.C

Fitted with a two piece suite comprising pedestal wash basin with tiled splash back and low level W.C. Double glazed frosted window and radiator.



FIRST FLOOR

Access to the loft hatch and to the upstairs bedrooms.

MASTER BEDROOM

11' 2" x 9' 10" (3.41m x 3.02m) The property includes a spacious master bedroom, offering a comfortable and private retreat. The room provides ample space for furnishings and benefits from natural light, creating a relaxing atmosphere. A light and spacious master bedroom with double glazed window to the front aspect and radiator.

ENSUITE

Fitted with a three piece suite comprising of walk in tiled shower cubicle, pedestal wash hand basin with mixer tap. Double glazed frosted window to the front and radiator.



BEDROOM TWO

11' 8" x 9' 4" (3.57m x 2.87m) Another spacious double bedroom ideal for use as a guest room, children's room, or home office. The room offers comfortable space and natural light. double glazed window to the rear and radiator.

BEDROOM THREE



8' 11" x 8' 8" (2.72m x 2.66 m) A versatile third bedroom that can be used as a single bedroom, nursery, home office, or study. Compact yet functional, with natural light and flexible layout options. Double glazed window to the rear and radiator.

BEDROOM FOUR

14' 2" x 7' 11" (4.32 maxm x 2.43 m) The fourth bedroom offers additional space, suitable for use as a single bedroom, guest room, or home office. Practical and versatile, it provides flexibility to suit your needs. A spacious bedroom with a two double glazed windows and radiator.



BATHROOM

Fitted with a three piece suite comprising panel bath with part tiling with low level shower fitting over, pedestal wash hand basin with tiled splash back and low level W.C. Double glazed frosted window to the rear and radiator,

EXTERNALLY

A Driveway approach providing off road parking leading to the integral garage with up and over door. Garden to the rear which is mainly laid to lawn with paved patio and enclosed fenced boundaries.

LOCATION



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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