



redrose

6 Poole Avenue

Buckshaw Village, Chorley, PR7 7FP

This exceptional 6-bedroom family home has been meticulously remodelled and extended, with no expense spared, to create an ideal living space. The expansive kitchen/diner/family area spans the full width of the property, featuring high-end upgrades and bi-fold doors that seamlessly connect to the impressive garden, perfect for entertaining. The roof space has been thoughtfully converted, adding two additional bedrooms or flexible space for a home office. Immaculately presented throughout, every inch of the home has been optimized for modern family living. A truly rare find in the village, this home is ready to move straight into, making it perfect for a growing family.

Asking Price Of

£750,000

EPC Rating '81'





Property Description

OUTSIDE - FRONT

The front of the property features a low-maintenance, high-quality artificial lawn and a well-designed pathway leading to the front door. A double-width driveway provides ample parking space.

ENTRANCE HALLWAY

15' 8" x 7' 6" (4.8m x 2.3m)

A composite front door opens into a spacious and bright hallway. Upgraded doors lead to the cloakroom, lounge and kitchen. There is also a door to a storage cupboard and stairs ascend to the first floor. The hallway is equipped with modern light fittings, a radiator and laminate flooring.

LOUNGE

18' 8" x 12' 9" (5.7m x 3.9m) This generously sized lounge boasts a double-glazed, leaded bay window with fitted shutters overlooking the front. The room includes a feature electric fire, a radiator, ceiling light fitting and fitted drawers with a media unit along one wall.





KITCHEN/DINER/FAMILY SPACE

37' 4" x 13' 5" (11.39m x 4.1m) An impressive open-plan space combining the kitchen, dining and family spaces. High-quality tiled flooring extends throughout. Three sets of bifold doors, with remote-controlled blinds, seamlessly connect the indoors to the garden. The bespoke kitchen is the centrepiece, featuring an integrated full-length fridge and freezer, dishwasher, Neff ovens (including a 'hide and slide' model) with a warming drawer and an Oro Quartz waterfall worktop with a Quooker boiling tap. The large centre island has spacious drawers and includes two wine fridges. The space is enhanced by recessed, remote-controlled colour-changing lighting in the ceiling, along with additional remote-controlled white lighting above the sink. The family area includes a media unit and a concealed feature electric fire.



WALK-IN WARDROBE

7' 6" x 6' 2" (2.3m x 1.9m)

A fully fitted walk-in wardrobe, complete with a ceiling light and a dressing table featuring concealed lighting.

UTILITY ROOM

10' 9" x 5' 2" (3.3m x 1.6m)

Bespoke units topped with Oro Quartz, space for a washing machine and tumble dryer, sink, quality tiled flooring and access to the side of the property. Upgraded doors lead to the double garage and the understairs cupboard.



CLOAKROOM

3' 7" x 6' 2" (1.1m x 1.9m) Laminate flooring, radiator, vanity unit with a sink, WC with concealed flush and a light fitting.

FIRST FLOOR LANDING

Galleried landing with a leaded double-glazed window and fitted shutters. Radiator, two ceiling lights and doors to all first-floor rooms. Stairs lead to the second floor.

MASTER BEDROOM

15' 1" x 12' 9" (4.6m x 3.9m)

A spacious master suite with a double-glazed leaded window and fitted shutters overlooking the front. Includes a ceiling light, radiator and doors leading to the walk-in wardrobe and en-suite bathroom.

EN SUITE

7' 10" x 6' 10" (2.4m x 2.1m)

A luxurious, refitted en-suite featuring Roccia tiled flooring and walls, a walk-in wet room with a contemporary shower enclosure, downlights, a WC and double his-and-hers vanity units with motion-sensor mirrors. The space also includes a wall-





mounted cordless electric toothbrush holder, heated towel rail and a double-glazed window.

BEDROOM TWO

11' 9" x 11' 5" (3.6m x 3.5m)

A generous double bedroom with a double-glazed window overlooking the garden, fitted wardrobes, a ceiling light, a radiator and a door leading to the en-suite.

EN SUITE

8' 2" x 5' 10" (2.5m x 1.8m)

This en-suite includes a walk-in double shower cubicle, WC, washbasin, heated towel rail, double-glazed window, downlights and fully tiled flooring and walls.



BEDROOM THREE

14' 9" x 10' 2" (4.5m x 3.1m)

A double-glazed window overlooking the rear garden, with a ceiling light and radiator.

BEDROOM FOUR

15' 1" x 11' 5" (4.6m x 3.5m)

A spacious room with a feature bay, double-glazed and leaded window with fitted shutters, a radiator and ceiling light.



FAMILY BATHROOM

7' 10" x 6' 6" (2.4m x 2.0m)

A beautifully refitted three-piece suite featuring a freestanding bath, WC, washbasin with motion sensor mirror, double-glazed window, heated towel rail, tiled flooring and drop pendant lighting.

BEDROOM FIVE

13' 1" x 12' 5" (4.0m x 3.8m)

Currently used as an office, this room has laminate flooring and Velux windows with concealed blinds, providing ample natural light. Equipped with a radiator and an air conditioning/heating system.

SECOND FLOOR LANDING

7' 2" x 13' 1" (2.2m x 4.0m)

Stairs ascend from the first-floor landing to the second floor, where Velux windows at the front and rear flood the area with light. There is a feature display shelf, and doors lead to bedrooms five and six, as well as loft storage via a dwarf door.



BEDROOM SIX

13' 1" x 18' 0" (4.0m x 5.5m) A spacious bedroom with Velux windows, fitted wardrobes, downlights and a dwarf door leading to eaves storage. The room also includes a door to an en-suite.



EN SUITE

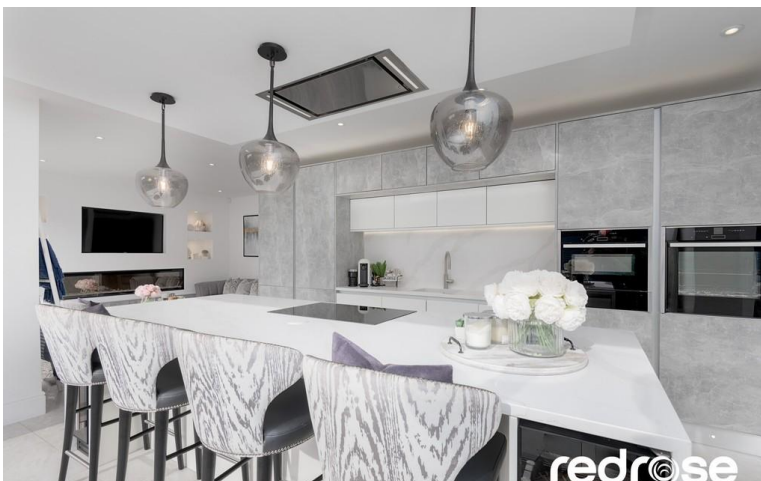
6' 2" x 6' 6" (1.9m x 2.0m) Fully tiled en-suite with a double shower cubicle, WC, washbasin, Velux window, heated towel rail and downlights.

OUTSIDE - REAR

A contemporary low-maintenance garden with artificial lawn, two composite decked terraces featuring uplights, raised borders with integrated lighting, strip lighting and additional patio areas, offering a high level of privacy.

DOUBLE GARAGE

17' 4" x 17' 0" (5.3m x 5.2m) The double garage can be accessed from the utility room or via the up-and-over doors at the front, with parking available in front.





TOTAL FLOOR AREA : 2842sq.ft. (264.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	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