

GUILDHALL

SALES & LETTINGS



18 Stirling Drive

Buckshaw Village, Chorley, PR7 7LS

Offers Over £370,000



Guildhall Sales and Lettings are proud to introduce this well presented, five bedroomed detached property to the market. Situated within the well sought after southern part of Buckshaw Village, within close proximity to local amenities, commuter links and schools. Boasting spacious accommodation and contemporary features throughout, this property is well suited for a growing family and internally comprises briefly:

Entrance through to the spacious hallway providing access to the kitchen diner and the lounge. From the kitchen diner is access to the utility area which leads on to the ground floor WC. To the first floor is access to the family bathroom, four double bedrooms and one single bedroom with the main bedroom boasting a three piece en suite.

Externally to the rear of the property are two paved patio seating areas, established planting and a laid to lawn garden area. To the front of the property is a driveway providing off road parking for up to three vehicles and access to the garage.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999 who will be more than happy to help.



Ground Floor

Entrance

UPVC double glazed front entrance door to the entrance hallway.

Entrance Hallway

Karndean flooring, central heating radiator, staircase to the first floor and doors to the lounge and kitchen diner.

Lounge 15'1 x 10'9 (4.60m x 3.28m)

UPVC double glazed window and a central heating radiator.

Kitchen Diner 21'3 x 9'10 (6.48m x 3.00m)

UPVC double glazed window, UPVC double glazed French doors to the rear and is fitted with a range of wall and base units with wood effect surfaces and tiled splash backs, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink, drainer and mixer tap, oven with a four ring hob and extractor hood, Karndean flooring and a door to the utility room.

Utility Room

UPVC double glazed rear entrance door and is fitted with a range of wall and base units with tiled splash backs, stainless steel sink, drainer and mixer tap, boiler, plumbing for a washing machine, space for a tumble dryer, Karndean flooring and a door to the ground floor WC.

Ground Floor WC

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC and tiled effect flooring.

First Floor

Landing

Access to a boarded loft space with integrated ladders and doors to five bedrooms and the family bathroom.

Bedroom One 13'5 x 10'9 (4.09m x 3.28m)

UPVC double glazed window, central heating radiator and a door to the en suite.

En Suite

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, shower enclosure with over head shower feed and tiled effect flooring.

Bedroom Two 11'4 x 10'8 (3.45m x 3.25m)

UPVC double glazed window, central heating radiator and a storage cupboard.

Bedroom Three 11'9 x 10'0 (3.58m x 3.05m)

UPVC double glazed window a central heating radiator.

Bedroom Four 10'3 x 9'3 (3.12m x 2.82m)

UPVC double glazed window and a central heating radiator.

Bedroom Five / Study Room 7'2 x 7'0 (2.18m x 2.13m)

UPVC double glazed window and a central heating radiator.

Bathroom

UPVC double glazed frosted window and a three piece suite comprising of a panelled bath with a mixer tap and over head shower feed, pedestal wash basin with mixer tap, dual flush WC, partially tiled elevations, tiled effect flooring and a central heating radiator.

External

Rear

Enclosed rear garden with two paved patio seating areas, established planting and laid to lawn garden area.

Front

Off road parking for up to three vehicles and access to the integral garage.

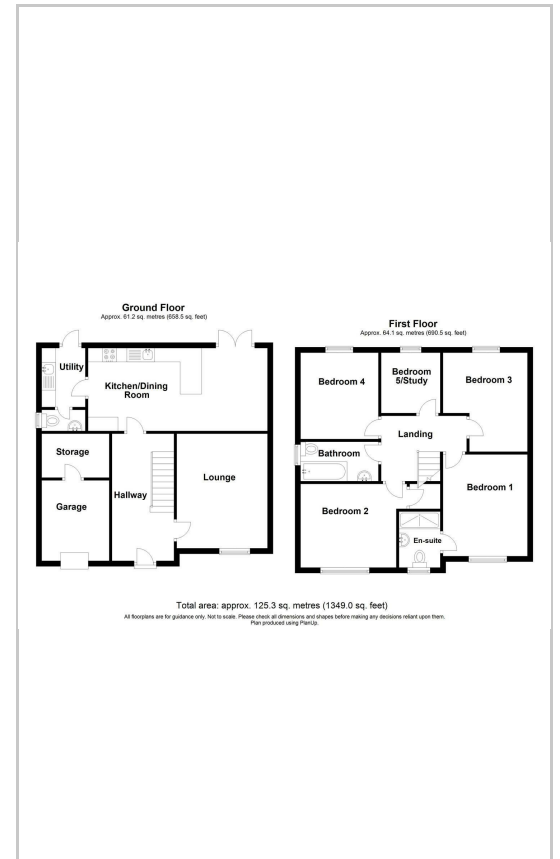
Garage

Lighting, power and access to storage.

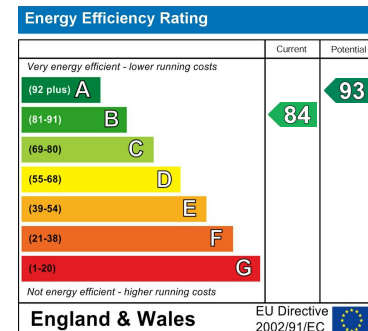
Area Map



Floor Plans



Energy Efficiency Graph



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