

GUILDHALL

SALES & LETTINGS



18 Jersey Fold

Buckshaw Village, Chorley, PR7 7AA

Offers Over £375,000



GUILDHALL SALES AND LETTINGS ARE PROUD TO PRESENT THIS IMPRESSIVE, FOUR BEDROOMED DETACHED HOME ON A POPULAR ESTATE IN THE HEART OF BUCKSHAW VILLAGE!

This well maintained, four bedroomed detached home is being welcomed to the market in a highly desired area of Chorley. Close to schools, amenities and major motorway links to Blackburn and Bolton, the property would perfectly suit a growing family looking to up size. With a modern interior and quality fixtures and fittings, the property comprises briefly; A welcoming entrance hallway, housing a staircase to the first floor and doors leading to a WC, two reception rooms and a fitted kitchen. The kitchen provides through access to a utility room. To the first floor, you will find four good sized bedrooms, one of which benefits from an en-suite facility and a house bathroom suite.

Externally, the property features a spacious enclosed garden to the rear with a lawn, patio areas and a beautiful detached summer house. The front provides off road parking on a driveway leading to a garage, and a further lawned garden.

EPC to follow.



Ground Floor

Entrance

Composite double glazed door to the hall.

Hall 13'10" x 9'4" (4.24 x 2.87)

Stairs to the first floor, Karndean flooring, coving to the ceiling, central heating radiator and doors leading to the kitchen, WC, storage cupboard and to two reception rooms.

Reception Room One 14'6" x 9'4" (4.42 x 2.87)

UPVC double glazed window, central heating radiator and coving to the ceiling.

WC 7'1" x 3'4" (2.16 x 1.04)

Twin flush WC, vanity top wash basin, part-tiled elevations, Karndean flooring and a central heating radiator.

Kitchen 7'1" x 3'4" (2.16 x 1.04)

Twin flush WC, vanity top wash basin, part-tiled elevations, Karndean flooring and a central heating radiator.

Kitchen 14'9" x 11'5" (4.50 x 3.48)

UPVC double glazed window, central heating radiator, a range of wood effect wall and base units, granite effect work surfaces, tiled splash-backs, Hotpoint electric oven and grill, a Stoves five ring gas hob, extractor hood, granite coated one and half sink, drainer and chrome mixer taps, integrated fridge freezer, tile effect flooring and a door to the utility.

Utility 8'11" x 5'2" (2.74 x 1.60)

Composite double glazed door to the rear, a Baxi combination boiler, plumbing for a washing machine, space for a tumble dryer, stainless steel sink, drainer and mixer tap, wood effect work surface and base units.

Reception Room Two 14'9" x 14'2" (4.50 x 4.32)

UPVC double glazed pull and slide door to the rear, central heating radiator, television point, coving to the ceiling, cast iron multi-fuel fire with a stone surround and a marble hearth.

First Floor

Landing 16'11" x 11'10" (5.18 x 3.63)

UPVC double glazed window, fitted storage and doors leading to four bedrooms and to the bathroom.

Bathroom 6'9" x 5'8" (2.06 x 1.75)

UPVC double glazed frosted window, twin flush WC, multi-jet bath with hand held shower mixer, twin flush WC, pedestal wash basin, central heating radiator, shaver point, fully-tiled elevations and tile effect flooring.

Bedroom One 15'1" x 12'2" (4.60 x 3.73)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point and a door to the en-suite.

En-Suite 8'7" x 3'1" (2.62 x 0.94)

Double direct shower enclosure with direct feed rainfall shower head, twin flush WC, wall mounted wash basin, part-tiled elevations, chrome heated towel rail, shaver point and tile effect flooring.

Bedroom Two 12'9" x 9'6" (3.91 x 2.90)

UPVC double glazed window, central heating radiator, television point and coving to the ceiling.

Bedroom Three 9'8" x 8'7" (2.95 x 2.62)

UPVC double glazed window, central heating radiator and a television point.

Bedroom Four 9'10" x 7'4" (3.00 x 2.24)

UPVC double glazed window, central heating radiator and a television point.

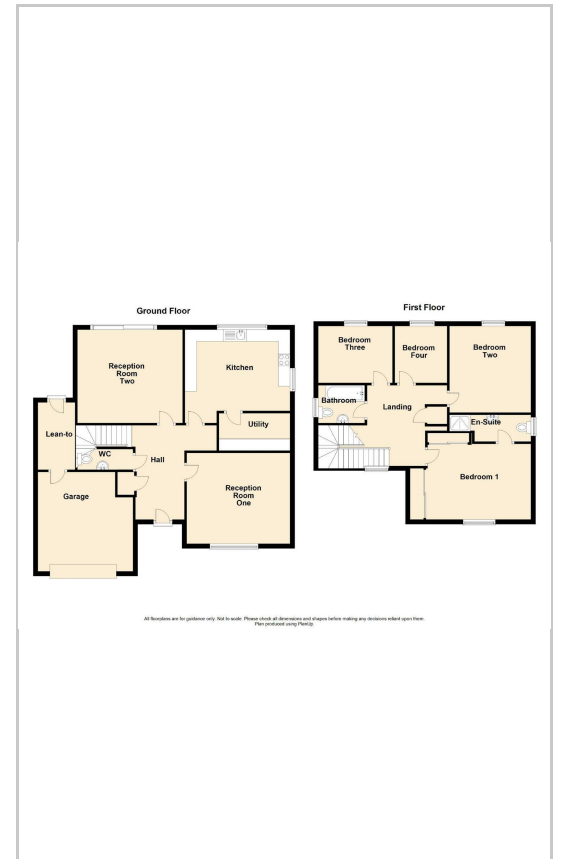
Summer House 13'5" x 9'1" (4.09 x 2.77)

Wood effect flooring, electric heater, television point, spotlights, timber clad with hardwood double doors and window.

Area Map



Floor Plans



Energy Efficiency Graph

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

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