



Bryning Way, Buckshaw Village, Chorley, PR7 7DQ

welcome to

Bryning Way, Buckshaw Village Chorley

'Practically perfect in every way' This beautiful home has everything a family could wish for. Positioned in the heart of Buckshaw Village, you are just a short walk away from local amenities, transport links and fantastic Schools.

Call to view before 'SNAP' it's gone, in a most delightful way.



Agents Note

"Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group".

Property Description

'Home Sweet Home'

Stepping inside this beautiful home you will certainly gauge a feel for the ambiance that flows throughout this magnificent residence, creating a modern and contemporary atmosphere. Off the hallway is a family sized lounge decorated with elegance and sophistication, a cloakroom and an open plan style kitchen/diner which is most definitely the heart of this property (ideal for entertaining) that looks out onto the rear garden.

The first floor offers three spacious bedrooms, all of good proportion, and a family bathroom.

The second floor has a Master bedroom complete with built in Wardrobes and an en-suite.

Externally there is an enclosed rear garden and of road parking situated at the rear of the property, This property is being sold with no onward chain, so call today to arrange a viewing to avoid disappointment.

Entrance Hall

Double-glazed door to the front.

Downstairs Cloakroom

Comprising wash hand basin, WC and double-glazed window to the side.

Lounge

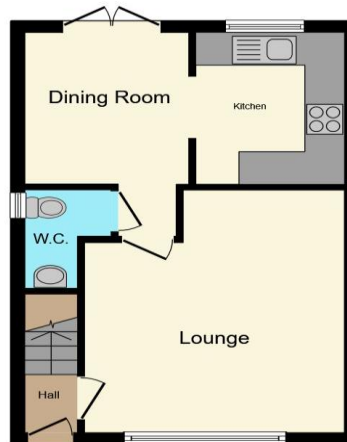
14' 5" x 12' 2" (4.39m x 3.71m)

Double-glazed window to the front, wood laminate flooring, and television connection point.

Dining Room

8' 1" x 8' 2" (2.46m x 2.49m)

Double-glazed patio doors to the rear and radiator.



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Kitchen

7' 3" x 9' 1" (2.21m x 2.77m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit, and complementary work surfaces. Electric oven and gas hob with cooker-hood above. Plumbing for a washing machine. Double-glazed window to the rear.

First Floor Landing

Double-glazed window to the side and staircase giving access to the second floor.

Bedroom Two

11' 5" x 9' 4" (3.48m x 2.84m)

Double-glazed window to the front and radiator.

Bedroom Three

7' 5" x 9' 4" (2.26m x 2.84m)

Double-glazed window to the rear and radiator.

Bedroom Four

7' 5" x 6' 2" (2.26m x 1.88m)

Double-glazed window to the rear and radiator.

Bathroom

Bathroom with three-piece suite comprising bath with shower and mixer taps, wash hand basin and WC.

Second Floor Landing

Master Suite/ Bedroom One

13' 2" x 15' 9" (4.01m x 4.80m)

Double-glazed windows to the front and side, radiator, and built-in wardrobe.

En-Suite Shower Room

Comprising shower cubicle, WC and radiator.

Outside



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welcome to

Bryning Way, Buckshaw Village Chorley

- Council Tax Band D
- Four Bedroom Semi Detached House
- Lounge
- Dining Room
- Contemporary Kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115977 - 0003

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