

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Springwater Close, Buckshaw Village, PR7 7FF

Offers Over £160,000

AN ENVIABLE LINK DETACHED PROPERTY

Welcome to this charming two bedroom link detached home located in the sought-after area of Springwater Close, Buckshaw Village. This property boasts a delightful open plan kitchen/living area, perfect for entertaining guests or simply relaxing after a long day. One of the highlights of this home is its enviable terrace that overlooks the serene woodland, providing a peaceful retreat right at your doorstep. Picture yourself enjoying a morning coffee or unwinding with a glass of wine in the evenings while taking in the beautiful natural surroundings. Also having parking available, you'll never have to worry about finding a parking space. Located in the popular Buckshaw Village, you'll have access to a range of amenities, including shops, restaurants, and green spaces, all within easy reach. Don't miss out on the opportunity to make this charming house your new home!

The property comprises briefly; entrance into a welcoming hallway that has doors to two bedrooms, bathroom and staircase to the first floor. The staircase leads straight to the open plan living/kitchen area that offers ample space, storage, a Juliet balcony and a door out to the terrace. Externally, on the first floor is a decked terrace area overlooking woodland. The front of the property has gated access to a carport, providing off road parking.

View early to avoid disappointment! Contact our Chorley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Exceptional Link Detached Property
- Open Plan Living
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Stunning Decked Terrace
- Council Tax Band B

Ground Floor

Entrance Hall

Composite double glazed frosted front door, central heating radiator, doors leading to two bedrooms, bathroom, storage and stairs to first floor.

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'5 x 8'10 (3.48m x 2.69m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 6'3 (1.96m x 1.91m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, tiled splashback, panel bath with traditional taps and overhead electric feed shower, part tiled elevations and tiled effect linoleum flooring.

First Floor

Open Plan Kitchen/Living Area

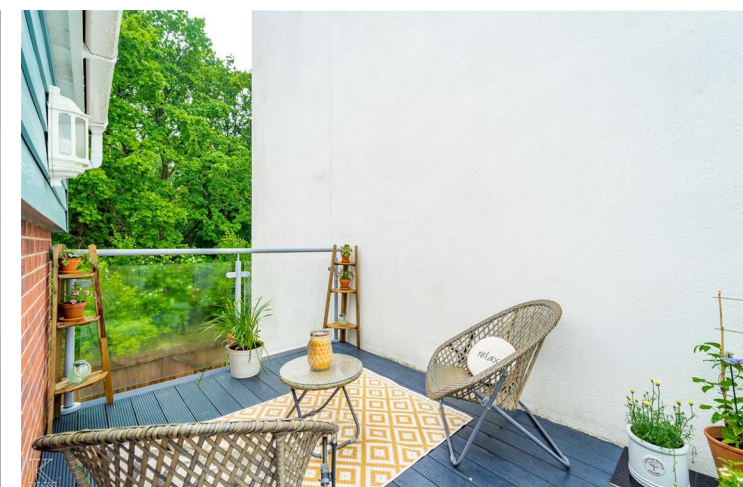
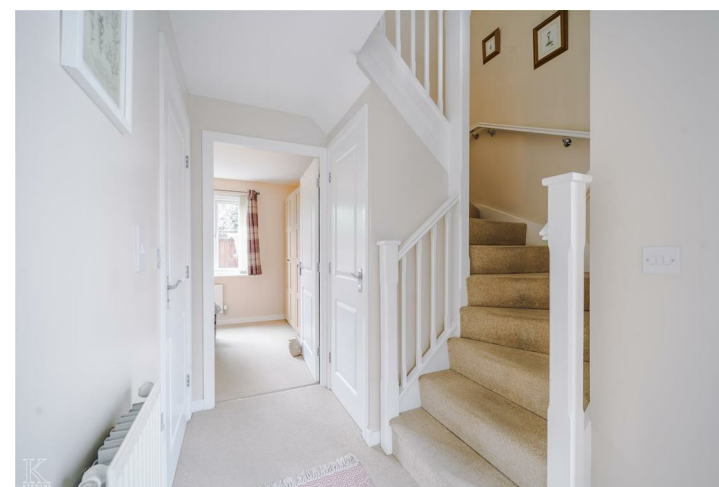
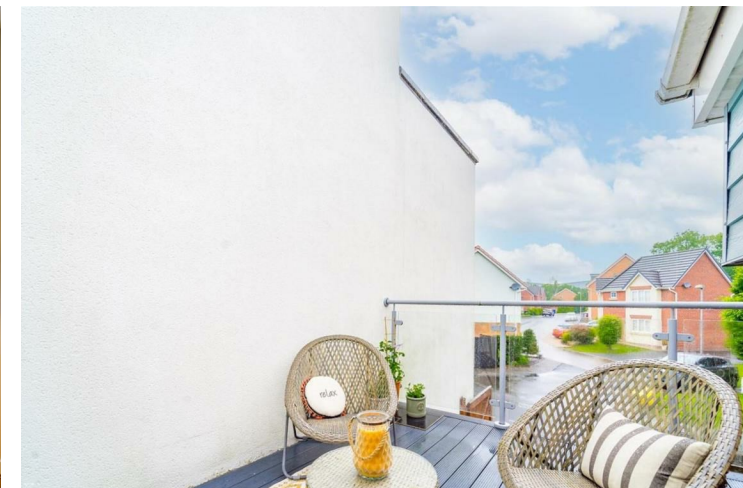
27'0 x 11'5 (8.23m x 3.48m)

Two UPVC double glazed windows, two central heating radiators, range of wall and base units with wood effect laminate worktops, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, integrated fridge freezer, plumbing for washing machine, boiler, storage cupboard, wood effect laminate flooring, UPVC double glazed French doors to Juliet balcony and UPVC double glazed door to decked terrace.

Exterior

Front

Gated carport providing off road parking.



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