



8 Hereford Grove

Buckshaw Village, Chorley, PR7 7AL

£189,950



With obvious kerb appeal, this desirable townhouse is highly recommended for an early viewing. Offering ample room for family life internally, an attractive rear garden and tasteful decor, sure to suit families of all ages. The ground floor accommodation is comprised of a modern kitchen with integrated appliances, spacious lounge with doors opening to the rear garden and a ground floor wc. On the first floor, there are two bedrooms, and a family bathroom. On the second floor, there is a wonderful master bedroom with ensuite shower room and dressing area. Council Tax Band C. Leasehold. EPC rating C



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GROUND FLOOR

Hallway

Double glazed front door, radiator, storage cupboard, stairs leading to the first floor, doors leading to kitchen, lounge, WC.

Kitchen

12'9" x 6'2" (3.888 x 1.894)

uPVC double glazed window to front, tiled floor, wall and base units with contrasting worktops, stainless steel sink unit and drainer, gas hob and electric oven, space for washing machine, integrated fridge, tiled to splash back areas, radiator.

Lounge

16'2" x 13'4" (4.953 x 4.066)

uPVC double glazed French doors to rear, radiator, storage cupboard, electric fire and surround.

FIRST FLOOR

Landing

Radiator, doors to bedrooms and bathroom, stairs to second floor.

Bedroom Two

13'4" x 11'6" (4.067 x 3.512)

uPVC double glazed window to rear, radiator.

Bedroom Three

13'4" x 11'0" (4.067 x 3.367)

uPVC double glazed window to front, radiator.

Bathroom

6'4" x 6'4" (1.952 x 1.952)

uPVC double glazed window to side, laminate floor, hand wash basin with vanity unit, WC, bath with overhead shower, tiled to splash back areas.

SECOND FLOOR

Bedroom One

13'1" x 13'4" (4.002 x 4.070)

uPVC double glazed window to front and side, built in cupboard housing glazed water tank, open to dressing room.

Dressing Room

10'2" x 6'5" (3.118 x 1.962)

Velux window to rear, laminate floor, radiator, built in hanging space, loft hatch, door to en-suite.

En-suite

2.102 x 2.045 (0.61m.31.09m x 0.61m.13.72m)

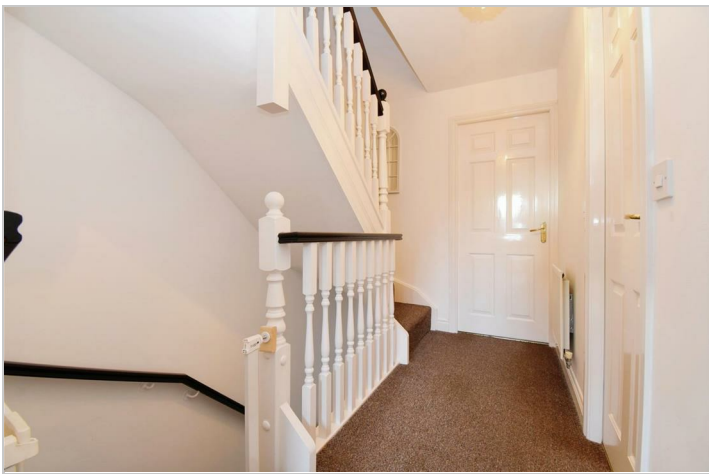
Velux window to rear, laminate floor, hand wash basin with vanity unit, radiator, WC, shower cubicle, tiled to splash back areas, storage cupboard.

EXTERNAL

To the front is a lawn area and driveway providing off road parking and leading to the single detached garage. To the rear is a decked area and lawn.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



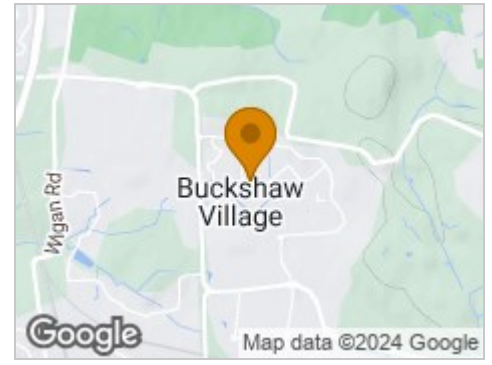
Road Map



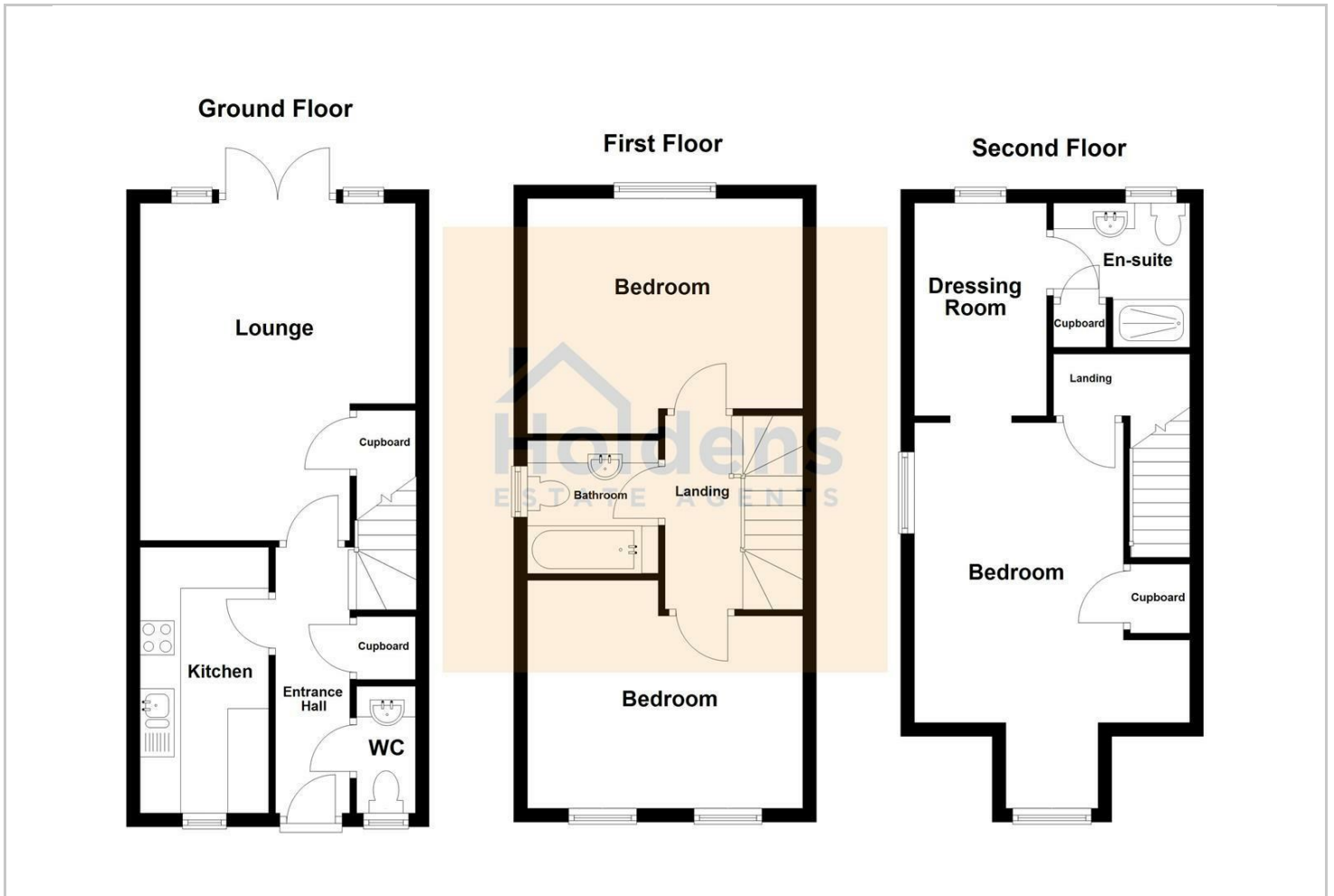
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

