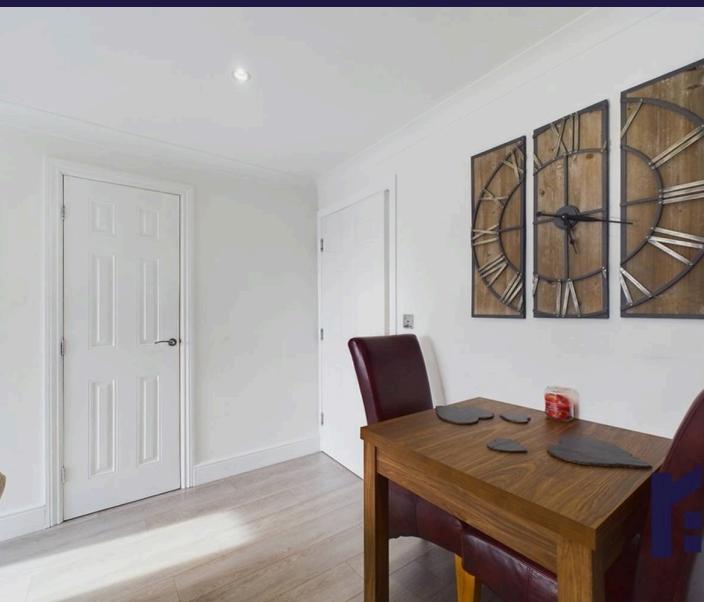


HOME  TRUTHS



Anderton Crescent, Buckshaw Village

PR7 7BB



Wonderfully spacious modern end mews property with three double bedrooms and offering over 1100 square feet of accommodation on a quiet cul de sac within easy reach of village amenities, schools and primary transport routes. To the front the driveway can accommodate two vehicles and leads to the garage, with power and light, and the main entrance. Step into the entrance hallway with cloakroom off comprising wash hand basin on vanity and wc. To the front the kitchen comprises a range of wall and base units with integrated appliances including gas hob, dishwasher, electric oven and grill, refrigerator, freezer, Potterton central heating boiler and space, power and plumbing for additional appliances. To the rear the living room has plenty of space for both dining and comfortable furniture and patio doors open to the south facing rear garden which is mainly laid to lawn and has courtesy door to the garage. Back inside, stairs lead to the first floor landing with bedroom two to the rear and bedroom three to the front separated by the family bathroom comprising bath with shower attachment, wc and wash hand basin on vanity. To the second floor is the lovely master suite with dressing room having fitted wardrobes, views over the Lancashire Plain and en suite comprising wash hand basin on vanity, rainfall mixer shower in cubicle, wc, ladder heated towel rail and linen cupboard.

Wonderfully spacious end mews property with three double bedrooms and offering over 1100 square feet on a quiet cul de sac within easy reach of village amenities, schools and primary transport routes. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious end mews property
- Three double bedrooms
- Over 1100 square feet of accommodation
- Driveway and garage
- Virtual tour
- Close to amenities



HOME  TRUTHS

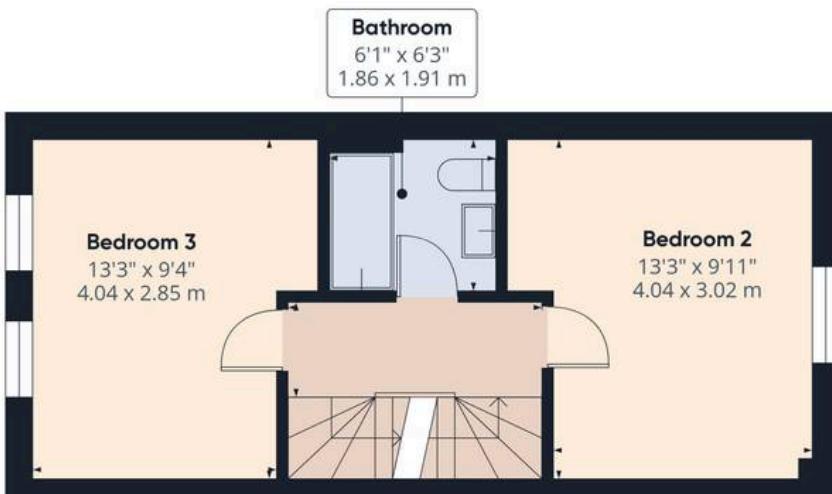
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Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1151.21 ft²
106.95 m²

Reduced headroom

20.93 ft²
1.94 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.