



Maria B Evans Estate Agents Limited

1 Birtley Avenue, Buckshaw Village, PR7 7GE

Offers in the region of £460,000



- Attractive, five-bedroom, detached property
- Situated within a quiet spot of Buckshaw Village
- Benefiting from a detached, double garage with up-and-over doors
- Inside, the property offers an open-plan kitchen-living-dining room
- Utility room accessed from the kitchen
- Separate, spacious reception room
- Good-sized master bedroom to the second floor
- Serviced by a three-piece shower room
- Separate dressing room that can also be used as a bedroom
- Second bedroom with three-piece en suite
- A further two bedrooms and four-piece family bathroom
- Two-piece w.c. to the ground floor
- Parking on a tarmacadam drive
- Rear garden with patio and decking areas

Welcome to Birtley Avenue: a spacious, five-bedroom detached property offering flexible living across three floors. The accommodation can briefly be summarised as having an open-plan living-dining-kitchen, separate reception room and ground floor w.c. Three bedrooms are available to the first floor, one benefitting from an en suite, whilst the other two are serviced by the four-piece family bathroom. The master suite is currently splayed across the second floor of the property with a generously sized bedroom, separate three-piece shower room and a dressing room that has the potential to act as another bedroom if needed. The property continues to impress externally with a garden to the side, detached double garage and more than ample parking available to the front.

This property enjoys a quiet, peaceful location whilst still remaining conveniently close to local amenities and schools. To the front, the Tarmacadam driveway provides ample parking for two vehicles in front of the detached, double garage. This is equipped with twin up-and-over doors, power and light. Well-maintained hedges frame the front of property, enhancing its symmetrical appeal, while entry is gained via a UPVC door with etched inset and illuminated by a spotlight above.



Once inside, you are greeted by the entrance hallway which is laid with oak-effect flooring, lit by a pendant light and has a radiator to the side. An oak panelled door opens into a convenient cupboard space to house shoes and coats.



The open-plan living, dining and kitchen area unfolds as an ideal space for both everyday living and entertainment. Laid with a white tile flooring, the room offers space for furniture with a television point to the side, two radiators (including a vertical column radiator) and a window to the front. The dining area is positioned in front of UPVC patio doors which are flanked with glazed side panels to offer further views of the rear garden. The kitchen is appointed with an extensive range of glossy

wall and base units in grey and topped with a white quartz counter. The units include a dishwasher, refrigerator, freezer, Bosch combination oven and microwave with a further oven and grill beneath and a four-point induction hob with a hidden extractor fan over. One base unit includes a Franke one-and-a-half sink bowl with an etched drainer to the side and swan neck mixer tap over and extends to provide breakfast bar seating to the side. The whole space is illuminated by recess downlights.

From here, the utility room is accessed, continuing the same white tiled flooring and offering more storage within the wall and base units which are topped with a light oak-effect countertop and matching upstand. A stainless-steel sink unit with swan neck mixer tap and etched drainer to the side sits within the base unit, while there are two undercounter spaces with plumbing for an automatic washing machine. There is an additional understairs storage cupboard, pendant light, extractor fan and radiator, while a UPVC side door with opaque glazed inset provides access to the rear garden.



The spacious reception room is a bright dual aspect room with a window to the front and a narrow bay to the side. Wood-effect flooring flows through the room, with two pendant lights providing further illumination, a television point positioned to the side and the space warmed by a radiator.



Completing the ground floor is a stylish two-piece suite cloakroom comprising of a close coupled w.c, a pedestal wash hand basin with a monobloc tap and tiled splashback, a towel rail and a pendant light.



Bedroom two is a generously sized, dual aspect room located on the first floor and featuring a window to the rear and two additional windows to the side, flooding the space with natural light, also aided by a pendant light above. This room comfortably accommodates a double bed and includes fitted wardrobes- some having mirrored fronts- tucked neatly into the corner. A radiator to the side warms the room, whilst an oak panelled door leads to the three-piece en suite. This comprises of a fully tiled shower with sliding glazed doors, a pedestal wash hand basin with a monobloc tap and a close coupled w.c. Additional features include a chrome heated towel rail, an opaque window to the side for privacy, an extractor fan and a pendant light.



Bedroom three is situated across the landing and features a wood-effect laminate flooring in a light grey, a pendant light, radiator and rear facing window. Currently utilised as a home office, this versatile space is well-proportioned to happily accommodate a double bed along with additional furnishings.



Bedroom five is a single room with a window to the side, radiator and pendant light overhead and has contemporary, decorative strip panelling lining one wall.

The family bathroom holds a modern, four-piece suite laid atop of a neutral beige tiling to dado and vinyl flooring. There is a panelled bath with hot and cold mixer taps and additional shower head above, a close coupled w.c. and pedestal wash hand basin with monobloc tap. The suite is completed with a pendant light, chrome heated towel rail and extractor fan.



To the second floor, there is flexibility to create an additional bedroom or have a complete master suite. Currently, the top floor does the latter with the master suite occupying its entirety to provide a private and spacious retreat. The landing area is warmed by a radiator and lit by natural light streaming in from the Velux window, aided further by a pendant light.

The bedroom itself is good-sized and also filled with natural light from both a front-facing window and an additional Velux skylight. Two radiators warm the space, while a pendant illuminates overhead and fitted wardrobes are neatly fitted into the corner, offering both practical and stylish storage.



Across the landing, there is a three-piece shower room and additional bedroom, currently used as a dressing room. The shower room is tiled to dado in light grey, has vinyl flooring and a shower to the corner with a monsoon head, additional hand shower and glazed doors to close. A vanity wash hand basin with monobloc tap sits beneath a Velux and there is an adjacent close coupled w.c. The suite is finished with a chrome heated towel rail, extractor fan and pendant light.

The dressing room (also bedroom four) has space for a double-sized bed, a front-facing window, pendant light and radiator. Wardrobes are positioned into the corner providing a highly flexible space that can conclude the master suite or offer a spacious guest bedroom.



The garden is positioned to the side of the property and thoughtfully landscaped with a combination of both patio paving and lawn areas. A generous patio extends across the front of the garden and down one side, offering an ideal space to enjoy al fresco dining, and leading to the pedestrian access to the garage. The lawn area runs down the middle, having sleepers planted with vibrant shrubs and plants to one side and a decking area to one corner of the garden, creating the perfect sun trap for loungers. There is also an area laid to shale holding a timber storage shed. The garden is fully enclosed by a combination of fencing and brick walls whilst practical features include an external water tap and a side gate for access to the front of the property.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 155 years

We are reliably informed that the Lease is circa £350 PA

We are reliably informed that the Ground Rent Review period is 25 years

We are reliably informed that the Ground Rent Increase is Not Known

The Local Authority is Chorley Borough Council

The EPC rating is A

The Council Tax Band is F

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA