

14 Anderton Crescent

Buckshaw Village, Lancashire, PR7 7BB

Beautifully presented and ideally positioned in the ever-popular Buckshaw Village, this attractive three-bedroom townhouse offers stylish accommodation arranged over three floors, perfect for modern family living. The ground floor features a modern fitted kitchen and a spacious living/dining room with direct access to the enclosed rear garden. To the first floor are two well-proportioned bedrooms, including the principal bedroom with fitted wardrobes, alongside a contemporary family bathroom. The second floor is dedicated to an impressive third bedroom suite, complete with its own en-suite shower room, providing a private and versatile retreat. Externally, the enclosed rear garden offers a pleasant space to relax and enjoy outdoor dining.

Offers Over £230,000

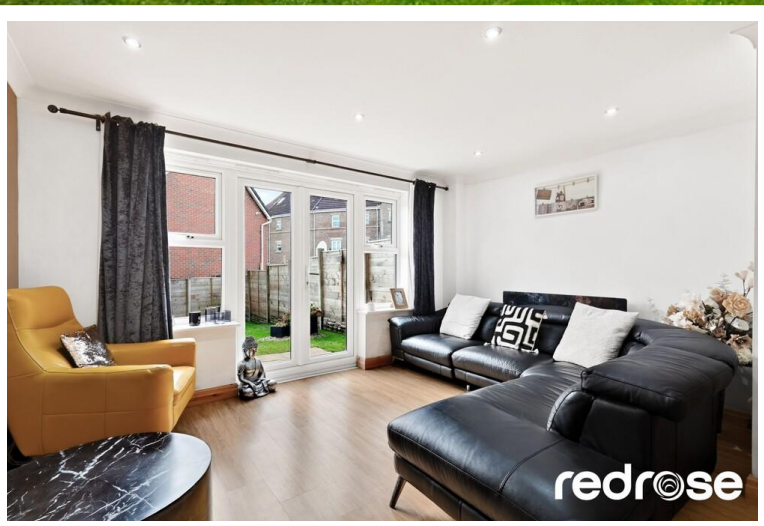
EPC Rating '78C'





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Property Description

HALLWAY
A welcoming entrance provides access to the ground floor accommodation. Featuring crisp white walls and attractive tiled flooring, it sets a bright, modern tone for the home, with a staircase leading to the upper floors.

DOWNSTAIRS W.C
Conveniently located off the hallway, this essential room comprises a low level WC and a wash hand basin with vanity storage beneath. Tiled splashbacks and a radiator complete this practical space.

OPEN PLAN LOUNGE/DINER/KITCHEN
16' 3" x 13' 3" (4.95m x 4.04m) A bright and spacious room spanning the rear, offering versatile space for both relaxation and dining. Featuring laminate flooring and spotlights, the room is flooded with natural light from the double patio doors that open directly to the garden, creating a seamless indoor outdoor flow.
Positioned at the front, the contemporary kitchen is fitted with sleek grey gloss wall and base units, complemented by









dark work surfaces and subway tiled splashbacks. Integrated appliances include an oven, hob, and extractor along with a fridge freezer and dishwasher The black tiled floor and large window enhance its modern appeal.

FIRST FLOOR LANDING
The carpeted landing provides access to two bedrooms and the family bathroom, with a second staircase leading to the top floor.

BEDROOM THREE
13' 3" x 11' 1" (4.04m x 3.38m) A generously sized double bedroom located at the front. This room benefits from soft carpeting, light decor, and features practical fitted wardrobes, offering ample storage. A large window provides pleasant natural light.

BEDROOM TWO
13' 4" x 11' 6" (4.06m x 3.51m) Another comfortable bedroom situated to the rear, featuring soft carpeting and neutral decor. This versatile room could serve as a guest room, child's bedroom, or a home office, enjoying views over the garden.

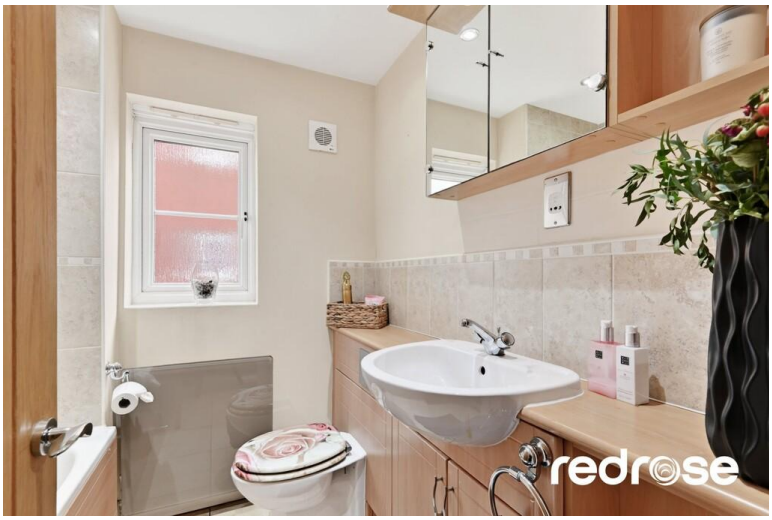
FAMILY BATHROOM
A well-appointed bathroom offering a three-piece suite including a bath with a shower over, a low-level WC, and a wash hand basin with integrated storage. Tiled walls and a frosted window ensure privacy and style.

SECOND FLOOR LANDING
A private staircase ascends to the second floor, opening into an area that provides access to the final bedroom suite. This space also features a skylight, adding to the bright atmosphere.

MASTER BEDROOM
15' 0" x 13' 3" (4.57m x 4.04m) Located on the top floor, this impressive bedroom offers a private retreat with sloped ceilings and a Velux window for abundant natural light. Featuring laminate flooring, it creates a comfortable and stylish sanctuary.

ENSUITE
Serving the third bedroom, this modern ensuite comprises a walk in shower cubicle, a low level WC, and a wash hand basin. Tiled surfaces, a heated towel rail, and a skylight complete this functional and bright space.

EXTERNALLY
An enclosed and low maintenance rear garden, primarily laid to lawn with a small patio area accessible from the living dining room. Fenced boundaries ensure privacy, making it an ideal space for outdoor enjoyment.









LOCATION

Buckshaw Village is ideally positioned for commuting, offering excellent access to Preston, Manchester and Blackpool via the M6, M61 and M55 motorway networks. Buckshaw Parkway train station provides direct links to Manchester Piccadilly, Victoria and Preston. Within walking distance, there is a wide range of amenities including Tesco, Aldi, an Italian restaurant, coffee shops, barbers and a selection of takeaways. For dining out, the popular War Horse Pub and Harvester are both nearby and well-suited to families. The village also benefits from a community centre hosting various activities, a primary school, doctors' surgery and dentist. The Buckshaw Hub further enhances the area with a nursery, children's swimming pool, hair salon and café, making it a well-established and highly convenient location catering to all ages.

MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements