

HOME  TRUTHS

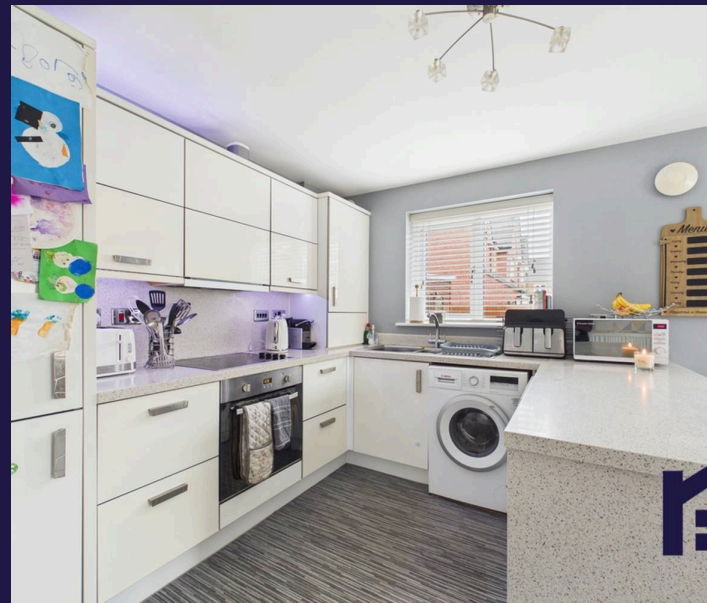
Marlborough Close, Buckshaw Village

PR7 7HA





Positioned on a generous corner plot, this well-proportioned three-bedroom home offers spacious living throughout, off-road parking for multiple vehicles and a bright, family-friendly layout. With a sun room, ensuite to the principal bedroom and a well-maintained garden, this property is ideal for modern family living. The property occupies an enviable corner plot, benefiting from great outdoor space and off-road parking for up to three vehicles to the side. You are welcomed into a central hallway, where to the right is a spacious living room featuring a large front-facing window, allowing an abundance of natural light to fill the room. To the left of the hallway is a convenient downstairs WC with wash basin. To the rear of the property is a well-designed kitchen diner, fitted with a range of wall and base units in a practical U-shaped layout. The kitchen includes an integrated fridge freezer, electric hob and oven, with additional space and plumbing for a washing machine and dishwasher. A bay window creates a bright dining area, perfect for family meals and entertaining. Leading from the kitchen is a versatile sun room, currently used as a playroom, which provides direct access to the garden and further enhances the living space. Externally, the east-facing garden is a pleasant mix of lawn and flagged areas, offering a great space for outdoor enjoyment, with gated access leading to the driveway. Upstairs, there are three bedrooms, including a principal bedroom with ensuite shower room, along with two further well-proportioned bedrooms. The family bathroom comprises a bath with overhead shower, WC and wash basin. Additional storage is available via a cupboard on the landing and loft access.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached property
- Spacious family living spaces
- Parking for three cars
- Cul de sac location
- Onward chain agreed
- Virtual tour



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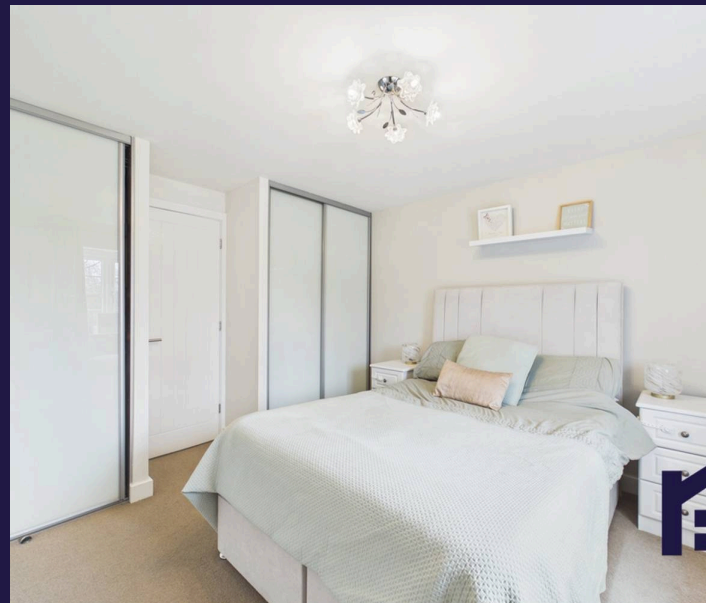
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

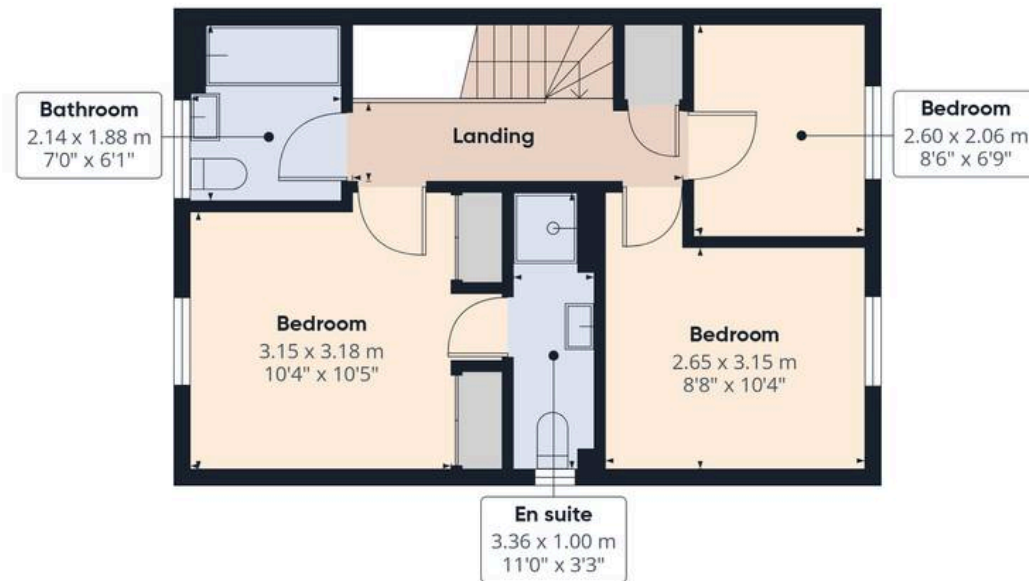
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2



Approximate total area⁽¹⁾

92.7 m²

997 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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