



38 Main Street, Buckshaw Village, Chorley, PR7 7AQ

Guide Price- £197,500

3 Bedrooms

This charming family home combines space, comfort and convenience. Inside, a welcoming hallway leads to a generous living room with feature fireplace, while the modern kitchen-diner to the rear is perfect for both everyday living and entertaining, opening directly onto the well-kept garden. Upstairs offers three well-proportioned bedrooms and a stylish family bathroom. With the added benefit of a garage and a superb location close to village amenities, schools and transport links, this home is ideal for modern family life.



ENTRANCE HALL UPVC door into the entrance hallway. Door to lounge and ground floor WC. Laminate flooring. Radiator.

DOWNSTAIRS WC 5' 9" x 2' 11" (1.75m x 0.89m) WC and hand wash basin. Radiator. Laminate flooring.

LOUNGE 15' 9" x 15' 1" (4.8m x 4.6m) A spacious lounge with stairs to the first floor. Double glazed window to front. Laminate flooring. Radiator. Door to kitchen.

KITCHEN/DINER 15' 0" x 8' 10" (4.57m x 2.69m) Fitted with a range of wood effect base and wall units with roll top work surfaces over incorporating stainless steel sink unit. Built in oven, hob and extractor hood. Built in fridge freezer. Space for washing machine and dishwasher. Understairs storage cupboard. Double glazed window to rear. Double glazed patio door to rear.

FIRST FLOOR LANDING With doors off to bedrooms one, two and three and family bathroom. Loft access.

BEDROOM ONE 13' 4" x 8' 7" (4.06m x 2.62m) Double glazed window to front. Built in wardrobes. Radiator.

BEDROOM TWO 10' 8" x 8' 7" (3.25m x 2.62m) Double glazed window to rear. Radiator.

BEDROOM THREE 10' 2" x 6' 5" (3.1m x 1.96m) Double glazed window to front. Storage cupboard. Radiator.

FAMILY BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m) Fitted with a suite comprising of panel bath with mains fed shower over, hand wash basin in vanity unit with storage and WC. Double glazed obscured window to rear. Part tiled walls. Shaver point.

GARDEN Fenced and enclosed low maintenance rear garden with side access gate.

GARAGE Single garage in a block, with up and over door. Allocated parking space.

LEASEHOLD The lease is for 155 years from 20 Dec 2007, therefore there are 136 years remaining on the lease

