



**redrose**

**13 Hudson Drive**

Buckshaw Village, , PR7 7LA

Redrose Estate Agents are pleased to present this well-presented three-bedroom detached home, tucked away in a secluded part of Buckshaw Village. Offering spacious accommodation throughout, this property is ideal for families seeking a peaceful yet well-connected location.

**Offers Over £265,000**

EPC Rating 'TBC'

The home enjoys a tranquil setting with woodland to the front, providing added privacy and a pleasant outlook. Combining a quiet setting with excellent transport links and generous living space, this property represents a fantastic opportunity to secure a detached family home in a highly desirable area.





## Property Description

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed door into the entrance hall. Amtico flooring. Glazed door into the lounge. Radiator.

#### LOUNGE

16' 2" x 10' 4" (4.93m x 3.15m) Double glazed window to front. Amtico flooring. Door to inner hallway.

#### INNER HALLWAY

Stairs to first floor. Amtico flooring. Door to downstairs WC and Kitchen/ Dining room.

#### WC

41' 9" x 3' 0" (12.73m x 0.91m) WC and hand wash basin. Amtico flooring.

#### KITCHEN/ DINING ROOM

18' 3" x 7' 8" (5.56m x 2.34m) Fitted with a range of cream gloss base and wall units with complementing work





surfaces over incorporating stainless steel sink unit with mixer tap. Built in oven, hob and extractor. Built in dishwasher and washing machine. Cupboard housing Logic boiler. Radiator. Amtico flooring. Double glazed window and doors opening on to the rear garden.

#### FIRST FLOOR

Landing with doors off to bedrooms one, two and three and family bathroom. Loft access. Storage cupboard.

#### BEDROOM ONE

13' 8" x 9' 5" (4.17m x 2.87m) Two double glazed windows to front. Radiator. Door to ensuite.



#### ENSUITE SHOWER ROOM

7' 1" x 41' 8" (2.16m x 12.7m) Fitted with a suite comprising of double shower cubicle, hand wash basin and WC. Double glazed obscured window to front.

#### BEDROOM TWO

11' 1" x 8' 9" (3.38m x 2.67m) Double glazed window to rear. Radiator.

#### BEDROOM THREE

9' 6" x 8' 0" (2.9m x 2.44m) Double glazed window to rear. Radiator.



#### FAMILY BATHROOM

8' 9" x 5' 8" (2.67m x 1.73m) Fitted with a suite comprising of panelled bath with hand held shower attachment over, hand wash basin and WC. Heated towel rail. Double glazed obscured window to side.

#### GARDEN

To the rear, you'll find a beautifully presented garden, featuring a covered patio/seating area that's perfect for al fresco dining and relaxation all year round. This space leads to a central lawn, ideal for outdoor activities and play. The garden also boasts ample seclusion, making it a wonderful space for your family to enjoy.

#### GARAGE AND PARKING

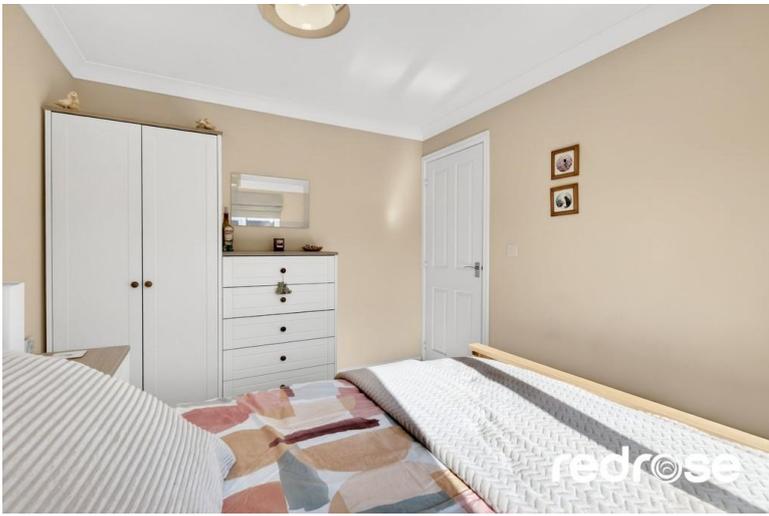
There is a single garage with up and over door. There is also driveway parking for two cars to the front of the house.

#### LEASEHOLD...

Ground Rent £150 per year

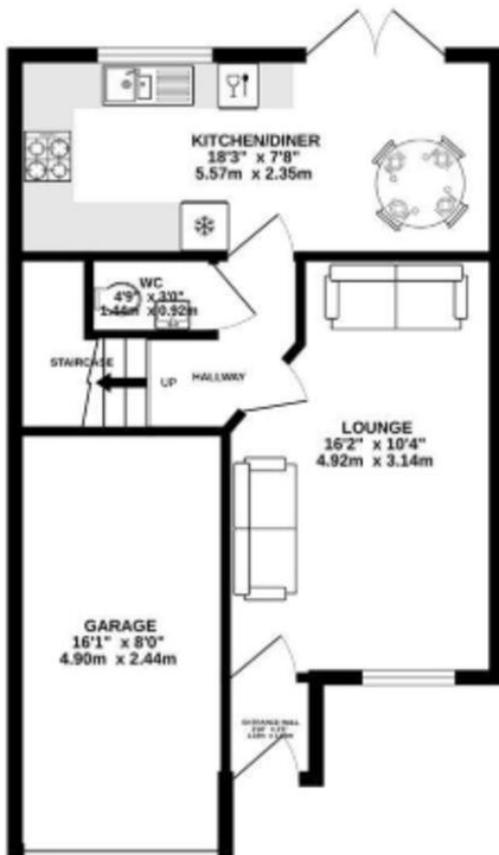
Service Charge £150 per year







**GROUND FLOOR**  
502 sq.ft. (46.7 sq.m.) approx.



**1ST FLOOR**  
436 sq.ft. (40.5 sq.m.) approx.

