



redrose

10 Bamber Avenue

Buckshaw Village, Chorley, PR7 7BD

This spacious 4-bedroom detached home offers comfortable living with ample room for family and guests. Featuring a generous lounge, practical kitchen, separate dining area, and four versatile bedrooms, it's perfect for modern family life. The property benefits from under floor heating, a private garden and off-road parking with open views to the front, all set in a quiet residential area close to local amenities.

Guide Price £295,000

EPC Rating 71C'





Property Description

HALLWAY

4' 0" x 3' 11"

Recently fitted composite front door leading to hallway with coving, under floor heating, ceiling light point and stairs leading to first floor. Wall mounted nest heating system.

LOUNGE

15' 7" x 13' 5"

A spacious lounge with double glazed bay window to front, feature Opti-myst fire with decorative surround, under floor heating, ceiling light point, upgraded sockets with USB points, newly fitted door to kitchen/diner.

KITCHEN/DINER

24' 7" x 9' 10" (7.5m x 3.0m) Stunning kitchen/diner with a range of wall and base units in white gloss. Fabulous range style oven with induction hob and two electric fan ovens. Extractor fan over, integrated dishwasher, space for American fridge/freezer downlights throughout, laminate flooring, double glazed window and double glazed French



door to rear garden and decked terrace. Under floor heating and doors to utility room and cloaks.

UTILITY ROOM

5' 9" x 5' 1"

Newly Fitted units with space and plumbing for washing machine and tumble dryer work surface, under floor heating, door to rear garden, tiled flooring and downlights

CLOAKROOM/WC

Cloakroom with low level WC and wash hand basin. Tiled floor and walls, ceiling light point and door to kitchen.

LANDING

Panelled door to all bedrooms, ceiling light point, underfloor heating and loft access.

MASTER BEDROOM

9' 6" x 11' 3"

Master suite with double glazed window to front, under floor heating, recently fitted half mirrored wardrobes to one wall, ceiling light point, laminate flooring and doors to hallway and ensuite.

EN-SUITE

6' 5" x 5' 2"

Recently fitted en-suite with corner bath, rain shower over and folding glass shower screen, double glazed window to front, WC, wash hand basin in vanity unit, fully tiled, extractor, ceiling light point and tiled flooring.



BEDROOM TWO

11' 8" x 9' 5"

A spacious double bedroom with double glazed window to rear, underfloor heating, fitted units, ceiling light point, laminate flooring and door to hallway.

BEDROOM THREE

13' 2" x 8' 2"

Another good size bedroom with double glazed window to side and dormer window to front, underfloor heating, ceiling light point, laminate flooring, door to storage and door to hallway.



BEDROOM FOUR

8' 7" x 8' 7"

Double glazed window to rear, fitted mirrored wardrobes, underfloor heating, laminate flooring, ceiling light point and door to hallway.



BATHROOM

6' 10" x 6' 2"

Recently refurbished bathroom, fully tiled throughout with low level WC, wash hand basin with vanity unit, shaving point, bath with shower over and glass shower screen. Heated towel rail and ceiling light point.

OUTSIDE FRONT

Double width driveway leading to the garage, decorative railings surround the property with decorative plum stone, plants, tree and shrubs.

OUTSIDE REAR

Good size rear garden laid mainly to lawn with large Indian stone patio areas and newly laid composite decking. Fenced to all sides with side gate access.

GARAGE

Accessed via up and over door. The rear of the garage has been converted to the utility room and the rest of the garage could easily be converted if required to offer further living space or a study.

LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors surgery and dentist. the Buckshaw hub offers a brand new nursery, children's swimming pool, hair salon and café. Buckshaw village has everything you could possibly need for young and old alike.

MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

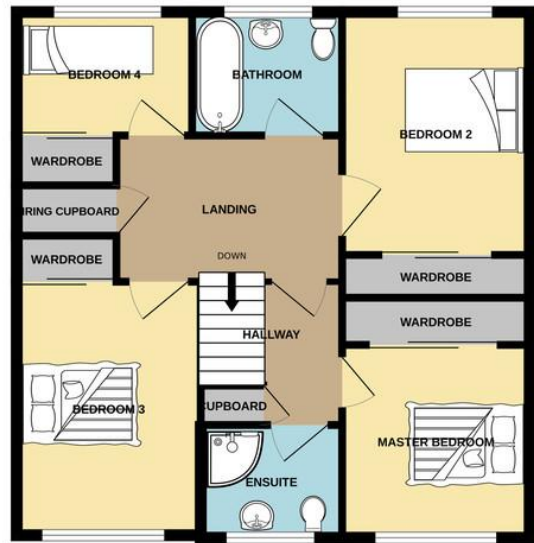




GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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