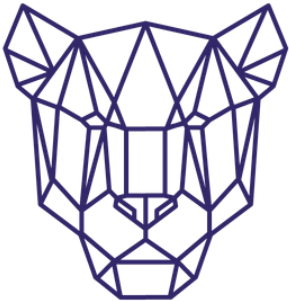




Guide Price - £325,000

Knight Avenue, Buckshaw Village, Chorley, Lancashire, PR7 7HW

 x4  x1  x1



PANTERA
PROPERTY



Pantera Property welcome to the market, a modern stylish, four-bedroom detached house located in Buckshaw Village.

Property Description

The property is sold with vacant possession.

A well-presented four-bedroom detached family home situated on Knight Avenue within the popular Buckshaw Village development. The property benefits from spacious accommodation arranged over two floors, together with a detached double garage, off-street parking and an enclosed rear garden with patio area.

The property presents an excellent opportunity for owner occupiers or families seeking a well-proportioned home in an established residential location with convenient access to local amenities, schools and transport links.

Accommodation

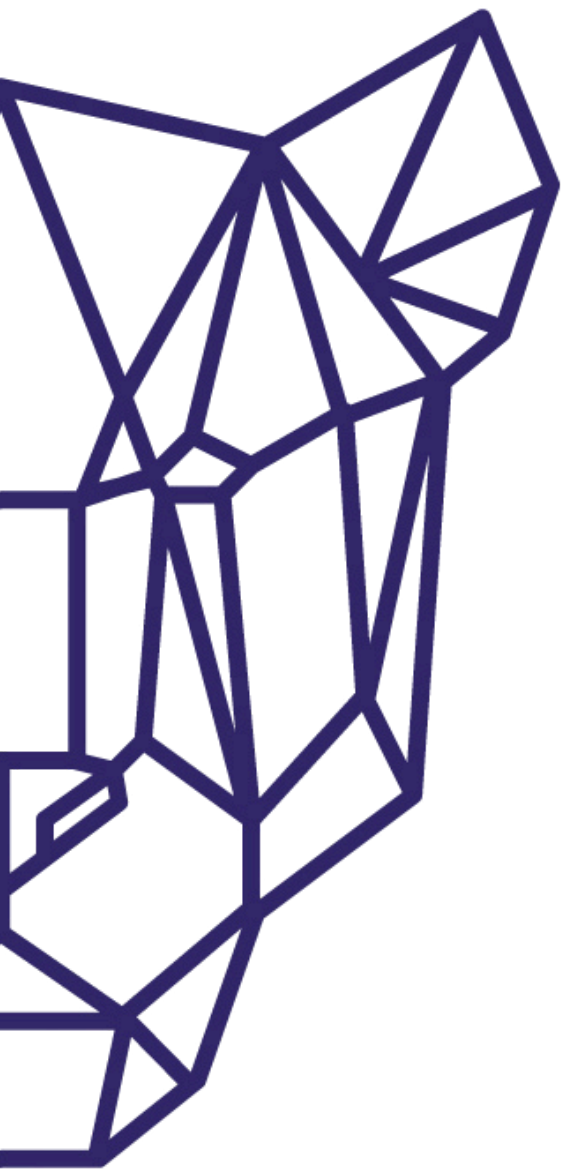
The accommodation extends to approximately 1,222 sq. ft. and comprises:

- Entrance hall with staircase to the first floor.
- Living room with carpeted flooring and window overlooking the front elevation.
- Open plan kitchen/dining room with fitted wall and base units, integrated hob, double oven, sink unit, space for dining furniture and French doors providing access to the rear garden.
- Ground floor WC comprising wash hand basin and WC.
- Store providing useful storage space.
- Principal bedroom with carpeted flooring, fitted storage, window and ensuite shower room comprising shower enclosure, wash hand basin and WC.
- Three further bedrooms, each with carpeted flooring and windows.
- Family bathroom comprising panelled bath, wash hand basin and WC.
- Detached double garage.
- Off-street parking.
- Enclosed rear garden with lawn and patio seating area.

Please call the office on 0330 118 6610 and ask for George for any further details.



Floorplan to be added



Additional Information

Local Authority:
Chorley Council

Tenure:
Leasehold - 1st
July 2013 with a
term of 999 years

Size:
1,222 sq.ft

Council Tax
Band: D

Location

The property is situated on Knight Avenue within the popular Buckshaw Village development, approximately three miles south of Chorley town centre. Buckshaw Village is a well-established residential area offering a range of local amenities including shops, supermarkets, cafés, schools and leisure facilities.

The area benefits from excellent transport connections, with Buckshaw Parkway Railway Station providing regular services to Manchester, Preston and surrounding towns. The M6, M61 and M65 motorway networks are also readily accessible, making the property well positioned for commuters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact George at
Pantera Property to
arrange on 0330 118 6610.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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