redrose

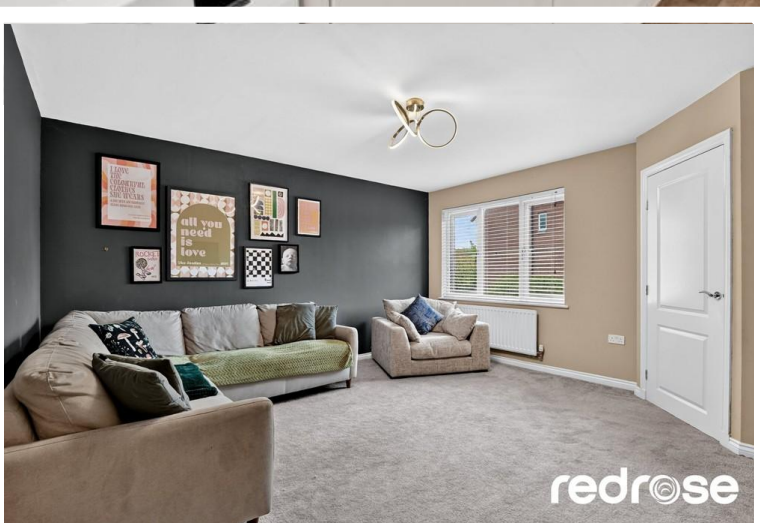
18 Old Thorns Crescent

Buckshaw Village, , PR7 7JP

An attractive four-bedroom detached family home in the ever-popular Buckshaw Village, offering generous and versatile accommodation ideal for modern family living. The property boasts a stylish open-plan kitchen diner with direct access to the garden, alongside a separate lounge and an additional reception room, perfect for a playroom, home office or snug. Ideally positioned within this vibrant community, the home is conveniently located for local amenities, catchment area for Ofsted outstanding rated Primary schools in Euxton, and excellent transport links, making it an ideal choice for growing families.

Guide Price £290,000

EPC Rating 'C'



Property Description

Discover this inviting four-bedroom detached family home, ideally situated in the highly sought after Buckshaw Village. Designed for modern living, this property offers a harmonious blend of comfortable interiors and practical outdoor space, perfect for a growing family. The thoughtfully laid out floorplan provides ample room for both daily life and entertaining.

Upon entering, you are greeted by a welcoming hallway that leads to the principal ground floor rooms. The spacious lounge offers a comfortable retreat, while the heart of the home resides in the open plan kitchen dining room, which seamlessly connects to the garden. An additional reception room on the ground floor provides flexible space, adaptable to your family's evolving needs.

The first-floor hosts four generously sized bedrooms, ensuring personal space for every family member. The master bedroom benefits from a private ensuite shower room, offering a touch of luxury. A well-appointed family bathroom serves the remaining bedrooms, completing the

upper level accommodation. Outside, the property boasts a private rear garden, offering a perfect setting for outdoor enjoyment and relaxation.

ENTRANCE HALL
The welcoming entrance porch provides a practical space before entering the main living areas, featuring durable flooring and a contemporary aesthetic.

LOUNGE
17' 0" x 14' 6" (5.18m x 4.42m) A generously sized reception room boasting plush grey carpeting and a feature accent wall, creating a sophisticated and comfortable atmosphere. Natural light streams in from a front aspect window, making it an ideal space for family gatherings and relaxation.

PLAYROOM
Accessed from the main hall, this versatile room offers flexible living space. It can easily adapt from a dedicated playroom for children to a quiet home office or a secondary sitting room, tailored to your lifestyle.

KITCHEN DINING ROOM
This bright and airy open plan space is perfect for modern family life and entertaining. Featuring sleek white wall and base units, contrasting work surfaces, and integrated appliances. A dedicated dining area provides space for family meals, with French doors opening directly onto the rear garden, enhancing indoor outdoor flow.

GARAGE
8' 11" x 5' 7" (2.72m x 1.7m) An integral garage provides secure parking or additional storage solutions, accessible from the driveway

FIRST FLOOR LANDING
The first floor landing provides access to all four bedrooms and the family bathroom, featuring soft carpeting and a bright aspect.

MASTER BEDROOM
12' 9" x 11' 5" (3.89m x 3.48m) A comfortable and spacious bedroom finished with neutral decor and soft grey carpet, featuring a large window overlooking the front aspect. This room offers a peaceful sanctuary, complete with ample space for furnishings.

ENSUITE
7' 7" x 5' 0" (2.31m x 1.52m) A stylish ensuite shower room serving the master bedroom, comprising a contemporary shower enclosure, low level WC, and a wash hand basin. Finished with modern tiling, it offers a private and convenient facility.

BEDROOM TWO
10' 1" x 9' 6" (3.07m x 2.9m) A well-proportioned bedroom with pleasant decor and carpeting, benefitting from natural light and offering sufficient space for bedroom furniture.

BEDROOM THREE
12' 9" x 8' 4" (3.89m x 2.54m) Another good sized bedroom, currently adorned with vibrant and creative decor, making it a delightful space for a younger occupant. It features a large window for natural light.

BEDROOM FOUR
13' 2" x 6' 10" (4.01m x 2.08m) This comfortable bedroom provides versatile accommodation, currently set up as a child's room with a bunk bed. It is finished with a neutral palette and provides a bright outlook.

FAMILY BATHROOM
6' 9" x 5' 7" (2.06m x 1.7m) The main family bathroom is fitted with a modern three-piece suite, including a bath with a shower overhead, a wash hand basin set into a vanity unit, and a low-level WC. Part tiled walls and a privacy window complete this functional space.

GARDEN
The private rear garden is predominantly laid to lawn, offering a safe and inviting space for children to play. It features a welcoming decked patio area, perfect for outdoor dining and relaxation, complete with a pergola structure.

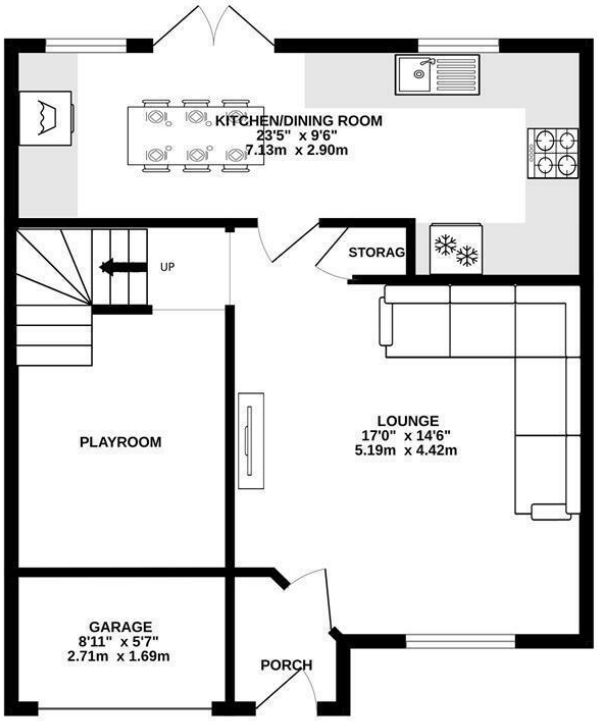
BUCKSHAW VILLAGE
Buckshaw Village is ideally positioned for commuters, with excellent transport links to Preston, Manchester, Blackpool and surrounding areas. The M6, M61 and M55 motorways are all within easy reach, while Buckshaw Parkway railway station provides direct links towards Preston and Manchester.

The development offers a fantastic range of local amenities, including supermarkets, restaurants, coffee shops, bars, takeaways and other everyday conveniences. There is also a community centre, primary school, doctors' surgery, dentist and the Buckshaw Hub, which provides a range of family-focused facilities and services.

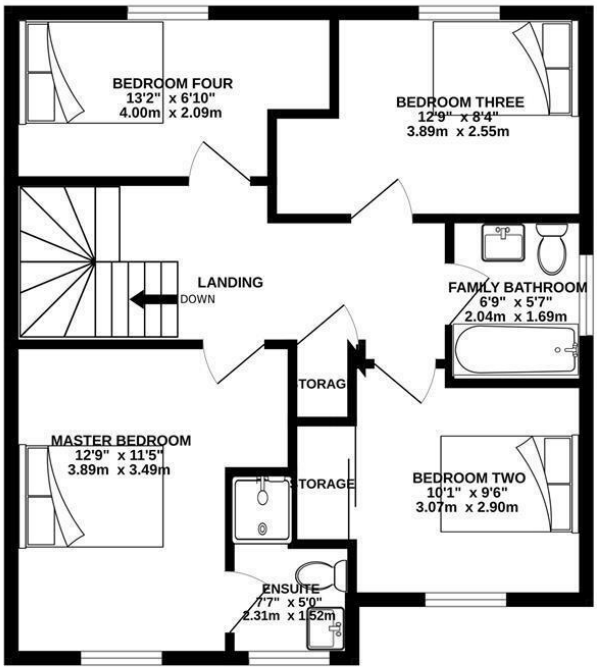
MORTGAGES

If you would like a free mortgage consultation, our independent financial adviser can meet with you to discuss your requirements and assess your mortgage affordability. Professional and independent mortgage advice is available, together with a range of associated services.

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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