

HOME  TRUTHS



Dunnerholme Avenue, Buckshaw Village

PR7 7HJ

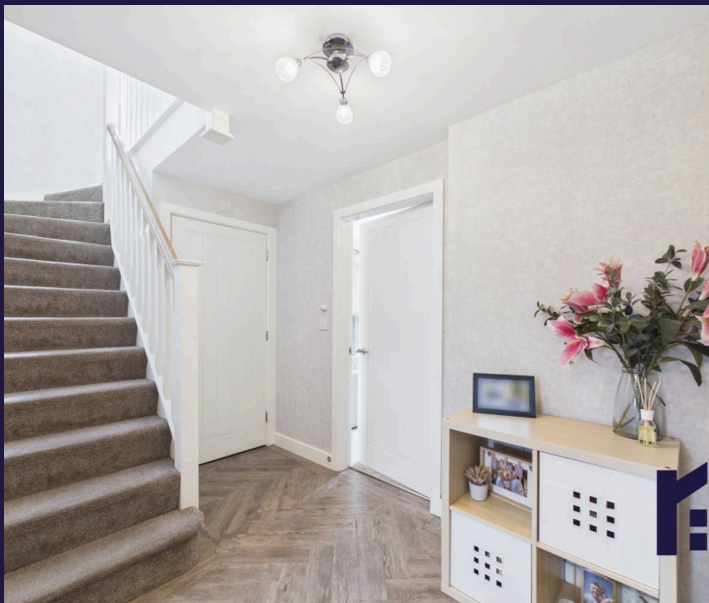


Spacious and well-presented four bedroom family home offering versatile living accommodation, a west-facing garden, garage and three car driveway. With multiple en suites, a bright dining kitchen and excellent storage throughout, this property is ideal for modern family living.

As you enter the property, there is an immediate storage cupboard to the left, perfect for coats and shoes. This is followed by an additional reception room which currently houses a bespoke home office. Further along the corridor is a convenient WC, with additional hidden understair storage just around the corner.

To the rear, you are welcomed into a fantastic sized living room with patio doors opening out onto the garden, creating a great space for both relaxing and entertaining. Adjacent is a large dining kitchen, enjoying windows to two elevations which flood the room with natural light. The kitchen is fitted with a range of wall and base units, double integrated oven, electric hob and integrated dishwasher, along with space and power for a fridge freezer. Off the kitchen is a useful utility room, offering power and plumbing for a washing machine and dryer, with the boiler also housed here.

Externally, the west-facing garden is designed for low maintenance, featuring a mix of astroturf, hard standing and decking—ideal for outdoor dining and family use. There is also a garage, which is boarded, along with a driveway providing off-road parking for up to three vehicles.



To the first floor, the landing provides access to the loft, which is partially boarded, with a ladder and light. The principal bedroom is a spacious double with fitted storage and an en suite comprising shower, WC and wash hand basin. A second double bedroom also benefits from built-in storage and its own en suite with shower, WC and wash hand basin. There is a handy storage cupboard on the landing.

Two further double bedrooms complete the accommodation, one of which includes built-in storage. The family bathroom is positioned between these rooms and comprises a bath with shower attachment, wash hand basin and WC.

Council tax F, EPC C, Freehold with a Service Charge of £135 pa approx.



HOME TRUTHS

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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

141.8 m²

1528 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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