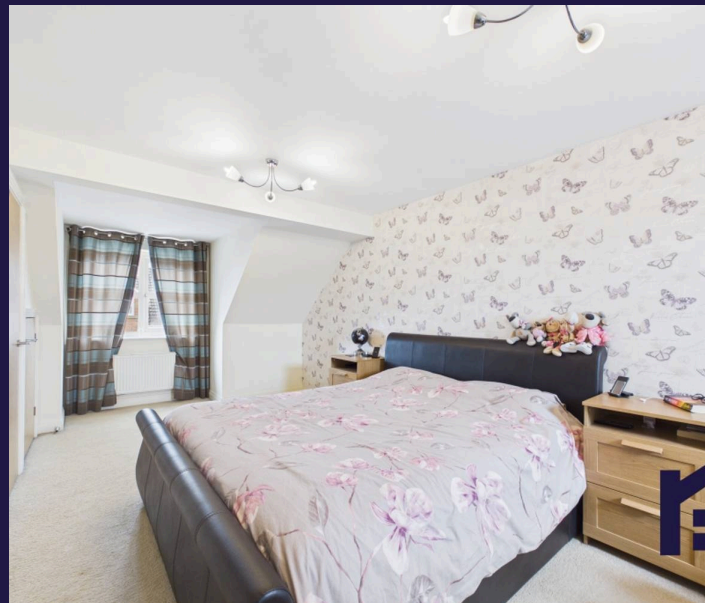
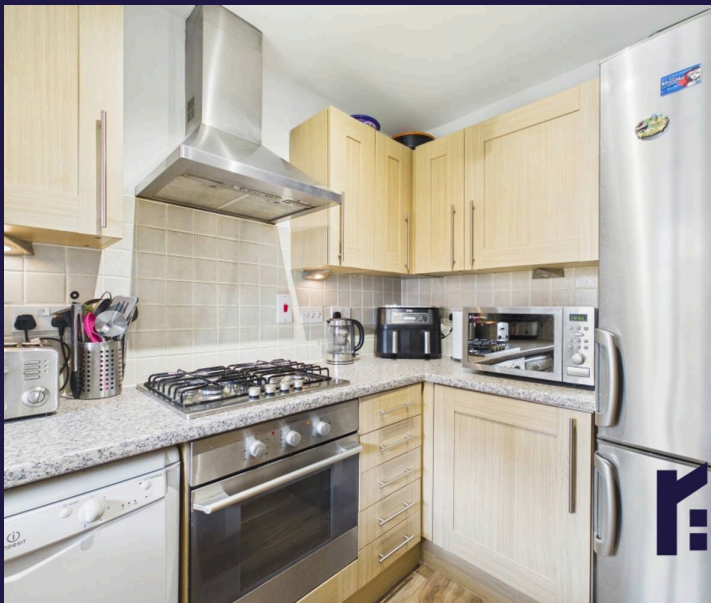




Darwen Fold Close, Buckshaw Village

PR7 7DT





Tucked away within a peaceful cul-de-sac in the ever-popular Buckshaw Village, this beautifully presented three-bedroom semi-detached home offers spacious accommodation across three floors, making it an excellent choice for growing families and first-time buyers alike. Step inside via the welcoming entrance hallway, where you'll find a convenient ground floor WC and staircase to the upper floors. Positioned to the front of the home is the contemporary kitchen, fitted with a range of wall and base units, integrated oven and hob, and space for additional appliances. To the rear sits the spacious lounge, centred around an attractive fireplace and benefiting from useful under-stairs storage. Patio doors open directly onto the rear garden, creating a bright and airy living space ideal for both everyday living and entertaining. The first floor offers a spacious landing with a large window providing an area that could be utilised as an office or charming seating area. This floor also houses two generous bedrooms alongside a modern three-piece family bathroom, complete with bath and overhead shower. Occupying the entire top floor is the impressive master bedroom, featuring windows to two elevations, fitted storage and a sleek en-suite, complete with shower, WC and hand basin. Externally, the property benefits from a driveway providing off-road parking for two vehicles. To the rear is an enclosed and low-maintenance garden with a patio seating area, artificial lawn and raised decking — ideal for enjoying the warmer months. This property combines modern living with a practical layout and is ideally positioned close to a wide range of local amenities. Buckshaw Parkway railway station and key motorways are just a short distance away providing excellent commuter access.

Tucked away within a peaceful cul-de-sac in the ever-popular Buckshaw Village, this beautifully presented three-bedroom semi-detached home offers spacious accommodation across three floors, making it an excellent choice for growing families and first-time buyers alike.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Upward chain secure
- Top floor master suite
- Spacious reception room
- Perfect for first time buyers



HOME TRUTHS

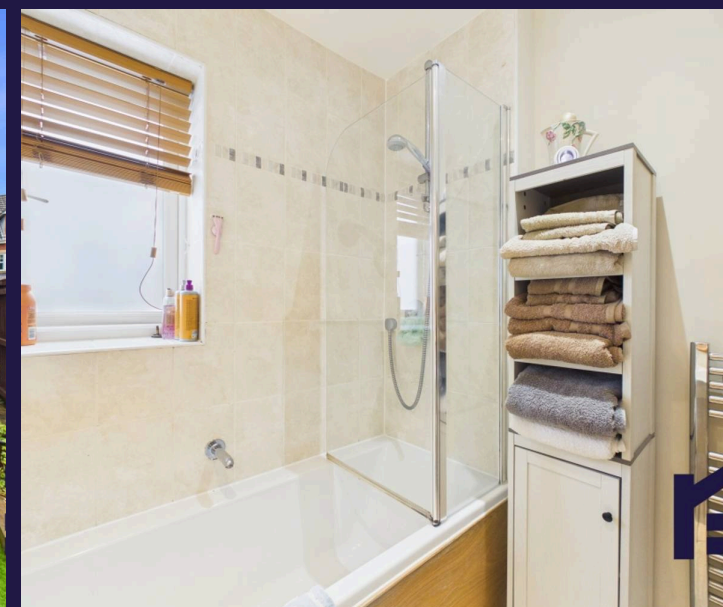
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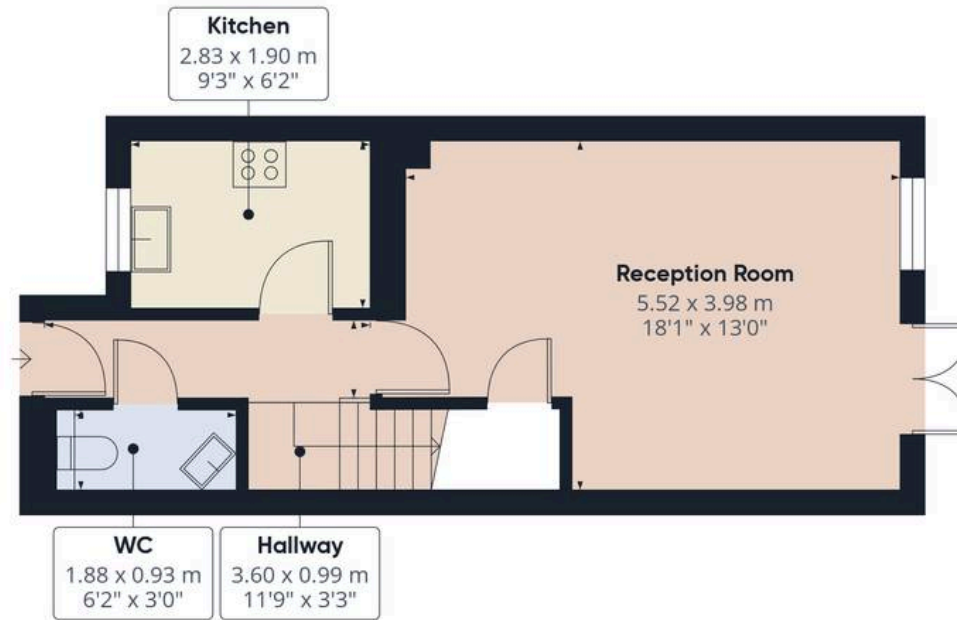
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01257 451673

Coppull Branch

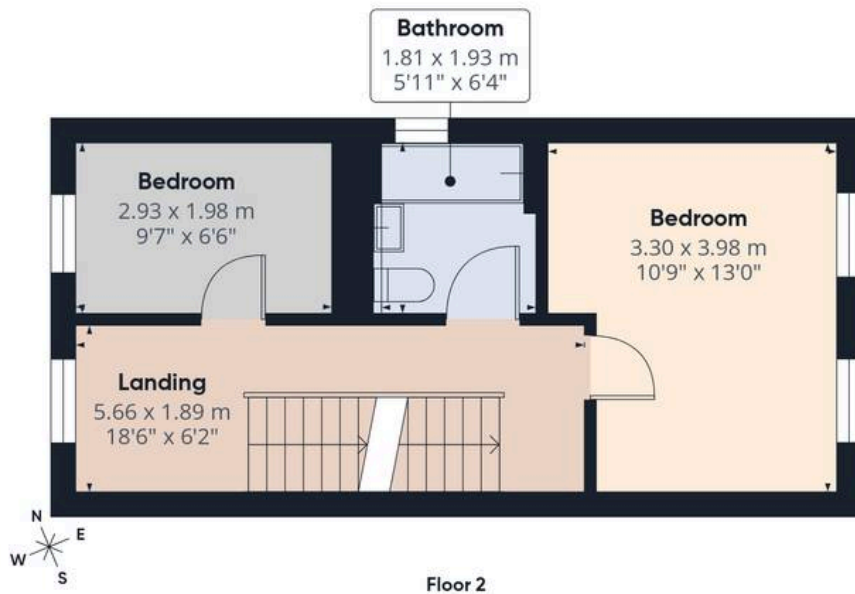
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk

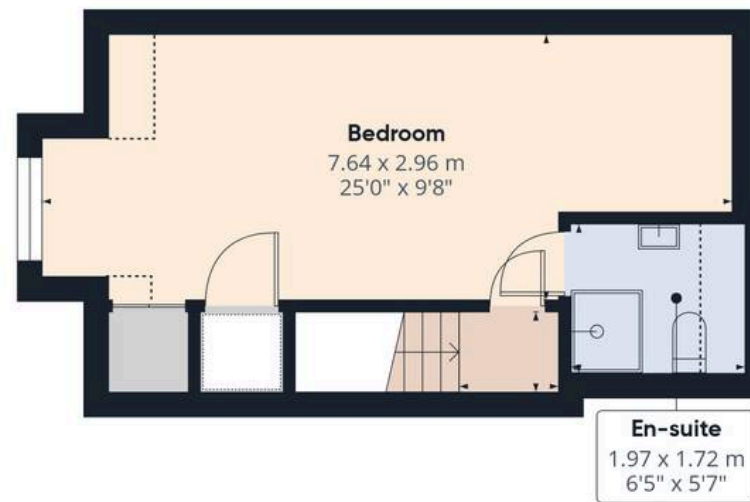




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

89 m²

958 ft²

Reduced headroom

1.4 m²

15 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.