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**37 Poole Avenue**

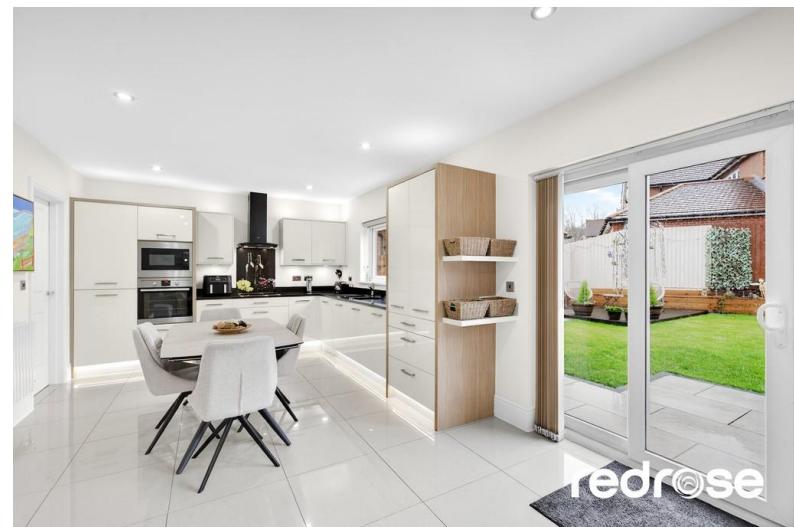
Buckshaw Village, Chorley, PR7 7FP

A stunning three double bedroom detached family home in immaculate condition with three en-suites off the bedrooms on a generous corner plot in the exclusive Sandy Lane development, Buckshaw Village. welcoming hallway with stairs rising to the first floor, featuring a spacious lounge with media wall, stunning open-plan family/dining kitchen with utility room and downstairs W.C. South-Easterly rear garden with decked patio.

Large driveway and detached double garage. Perfect for modern family living and entertaining.

**Guide Price £425,000**

EPC Rating 'TBC'





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## Property Description

### ENTRANCE HALL

An elegant composite front door opens into a welcoming entrance hallway featuring stylish tiled flooring. A staircase rises to the first floor, and practical under-stairs storage cupboard. The space is enhanced by a central heating radiator and a striking uPVC double-glazed porthole window to the front elevation, allowing natural light to flood the area.

### CLOAKROOM W.C

Fitted with a modern two piece suite in white, comprising; low level WC and wash hand basin. Tiled flooring. Central heating radiator. Extractor fan.

### LOUNGE

17' 3" x 11' 10" (5.26m x 3.62m) The room is warmed by a centrally positioned radiator and uPVC double-glazed bay window to the front, which not only maximises natural light but also provides a charming outlook onto the street. A media wall and fireplace are a new edition.



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#### FAMILY DINING KITCHEN

24' 9" x 11' 10" (7.56m x 3.62m) A stunning open-plan family and dining kitchen, designed for modern living, entertaining, and family life. Fitted with a superb range of contemporary wall, base, and drawer units, complemented by contrasting granite work surfaces and matching upstands. Features include an inset one-and-a-half bowl sink with drainer and stylish mixer tap, a built-in electric oven and microwave, a four-ring induction hob with extractor fan above. The space is finished with elegant, tiled flooring, inset spotlighting, and a central heating radiator. Natural light floods in through a uPVC double-glazed window to the rear, while uPVC double-glazed patio doors provide direct access to the rear garden, seamlessly connecting indoor and outdoor living.



#### UTILITY ROOM

5' 7" x 5' 6" (1.72m x 1.7m) Fitted base unit with contrasting granite work surface. Single bowl under mount stainless steel sink with mixer tap. Space for washing machine and dryer. Central heating boiler. Tiled flooring. Extractor fan. Double glazed door out to side.



#### FIRST FLOOR

Access to the first-floor bedrooms and access to the loft hatch.

#### MASTER BEDROOM

14' 11" x 11' 0" (4.55m x 3.35m) Spacious bedroom, attractive fitted wardrobes. Central heating radiator. UPVC double glazed bay window to front and radiator.

#### ENSUITE

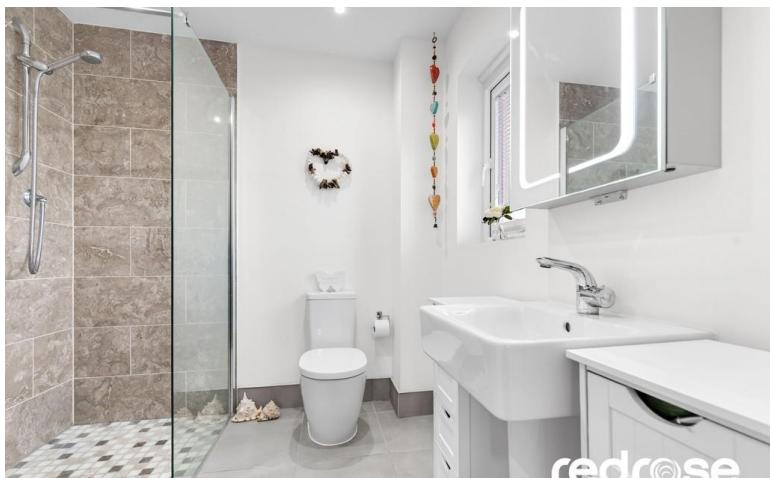
23' 3" x 23' 11" (7.10m x 7.3m) A luxurious en-suite bathroom, beautifully appointed with a generous walk-in shower, a sleek half pedestal wash hand basin, and a contemporary low-level WC. Tiled flooring and matching tiled splashbacks. A UPVC double-glazed window to the side aspect.

#### BEDROOM TWO

13' 8" x 10' 3" (4.17m x 3.12m) A spacious double bedroom, thoughtfully designed to offer comfort and style. The room is naturally bright, featuring a uPVC double-glazed window to the rear/front (specify as needed) that fills the space with soft, natural light.

#### ENSUITE

7' 3" x 6' 3" (2.21m x 1.91m) A spacious en-suite, beautifully appointed with a contemporary three-piece suite in white, comprising a panelled bath with shower over, a stylish wall mounted wash hand basin with storage drawers, and a low-level WC.





#### BEDROOM THREE

11' 3" x 10' 11" (3.43m x 3.33m) A generous third double bedroom, offering a bright and airy space ideal for family or guest accommodation. Featuring a uPVC double-glazed window to the front/rear with ample space for a double bed and additional furnishings, this versatile bedroom combines comfort and practicality, making it a welcoming retreat for all occupants.



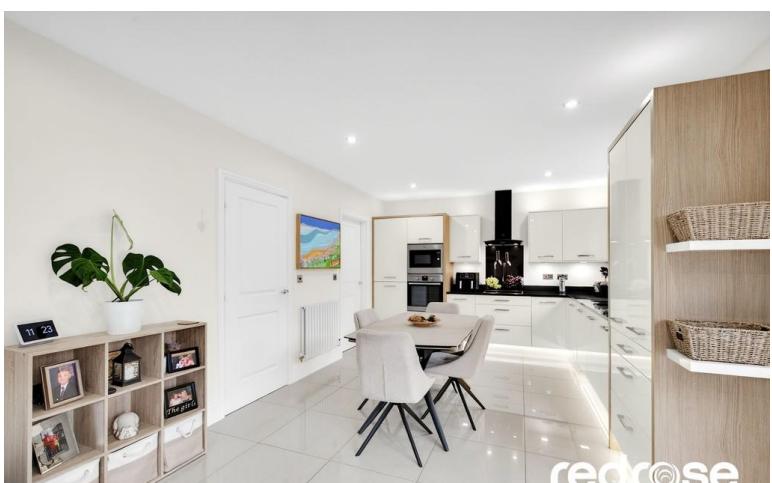
#### ENSUITE

A stylish en-suite, fitted with a contemporary three-piece suite in white, comprising a walk-in shower cubicle, a sleek half pedestal wash hand basin, and a low-level WC. The room is finished with elegant, tiled flooring and feature mirror, complemented by a heated towel radiator for added comfort.



#### EXTERNAL

The property occupies a delightful corner plot within a quiet cul-de-sac, offering both privacy and curb appeal. To the front, a beautifully maintained lawn is complemented by a selection of planted flowers and shrubs, while a substantial block-paved driveway provides ample off-road parking and leads to a detached brick-built double garage. The enclosed South-Easterly facing rear garden is of generous proportions, predominantly laid to lawn with mature flowers and shrubs, and features a spacious decked patio—an ideal setting for outdoor furniture, entertaining, and summer barbecues.



#### DOUBLE GARAGE

19' 3" x 19' 3" (5.87m x 5.87m) A detached double garage with an up-and-over door to the front, complete with power and lighting connected. A convenient personnel door to the side provides easy access, offering both practicality and versatility.

#### LOCATION



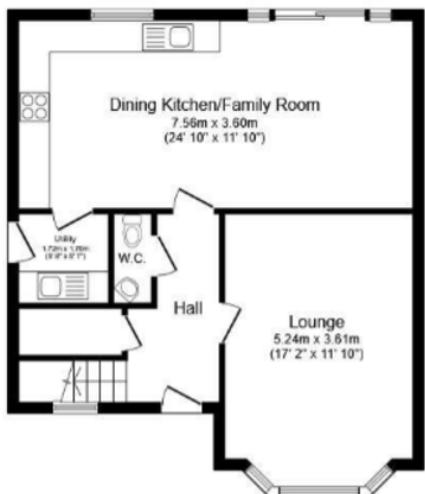
Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, the new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, 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**



**First Floor**



**Garage**

**Total floor area 154.8 sq.m. (1,666 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

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