



16 Ferndown Avenue

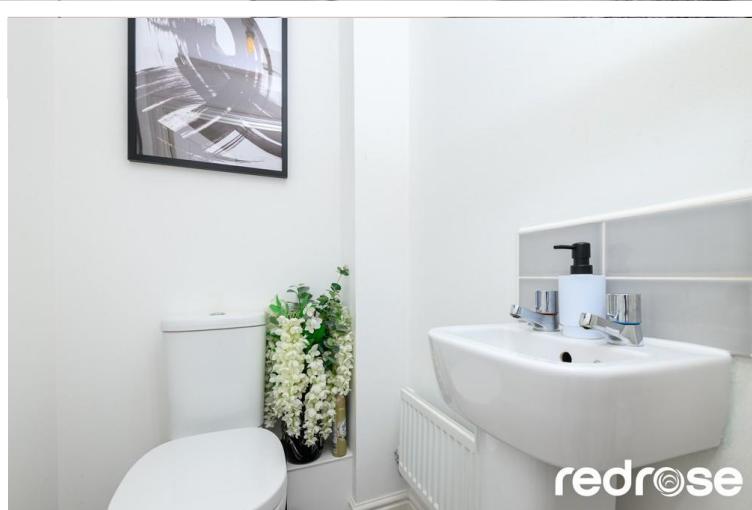
Buckshaw Village, Chorley, PR7 7GZ

This fantastic property comprises of an entrance hallway leading through to a good-sized living room, downstairs W.C and kitchen dining room to the rear of the property. The kitchen boasts modern fitted units and integrated appliances, whilst also has patio doors offering access out onto the easy to maintain rear garden. Up on the first floor of the property are 2 good sized bedrooms along with a modern family bathroom with white three-piece suit and shower over bath. On the top floor of the property is the master suite with a large bedroom and ensuite shower room.

Guide Price £230,000

EPC Rating '77c'





Property Description

ENTRANCE HALL

Front door leading to the entrance hallway, radiator and door to the lounge.

LOUNGE

14' 9 max" x 11' 11" (4.5m x 3.63m) A light and spacious lounge with double glazed window to the front aspect, radiator, storage cupboard and door to inner hallway.

INNER HALLWAY

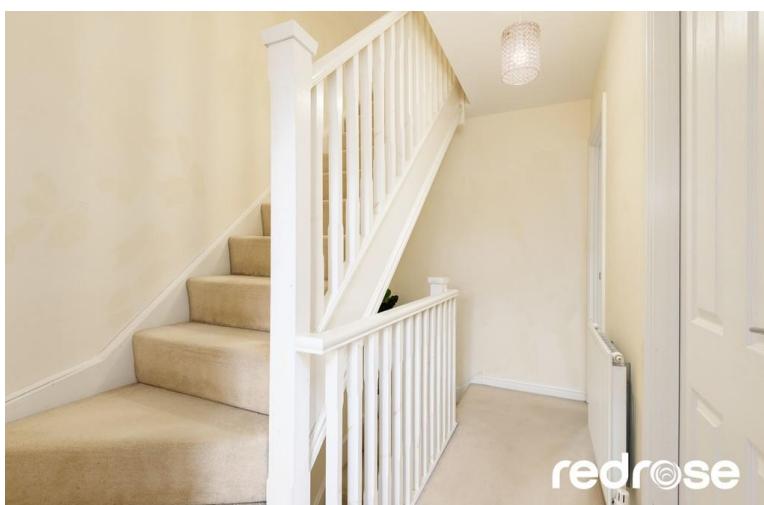
Inner hallway with stairs rising to the first floor, door to downstairs W.C and kitchen/diner

DOWNSTAIRS W.C

Fitted with a two piece suite comprising pedestal wash hand basin and low level W.C. Radiator.

KITCHEN/DINER

11' 10" x 8' 11" (3.61m x 2.72m) Fitted with a range of modern wall and base units with complimentary work surfaces over. Sink, drainer and mixer tap. Integrated





electric oven and hob with extractor hood and light. Space for fridge freezer and washer. Part tiled walls, double glazed French doors and window to the rear garden. Laminate flooring and double panel radiator.

FIRST FLOOR LANDING

Stairs rising to the second floor, radiator and access to two bedrooms and family bathroom.

BEDROOM TWO

12' 4" x 11' 10" (3.76m x 3.61m) A spacious double bedroom with double glazed window to the front aspect and radiator.



FAMILY BATHROOM

Fitted with a three piece bathroom suite comprising panel bath with high level shower fitting and glazed shower screen. Pedestal wash hand basin with chrome mixer tap and low level W.C. Part tiled walls, laminate flooring, ceiling recess lights and radiator.

BEDROOM THREE

11' 10" x 7' 10" (3.61m x 2.39m) Another good size bedroom with double glazed window to the rear aspect and radiator.



MASTER BEDROOM

17' 0 max" x 8' 11" (5.18m x 2.72 m) A great size master bedroom served by an ensuite. Double glazed window to the front aspect, double panel radiator and access to the loft hatch.

ENSUITE

Fitted with a two piece suite comprising walk in tiled shower cubicle with fold in screen, pedestal wash hand basin with chrome mixer tap and low level W.C. Part tiled walls, vinyl flooring, double glazed Velux window and double panel radiator.



EXTERNALLY

To the front there is a garden with pathway to the front door. Parking space.

To the rear the there is a garden that is mainly laid to lawn with patio area and fenced enclosed boundaries.



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 cafe. 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.



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