



## 10 Welch Walk

Buckshaw Village, Chorley, PR7 7HQ

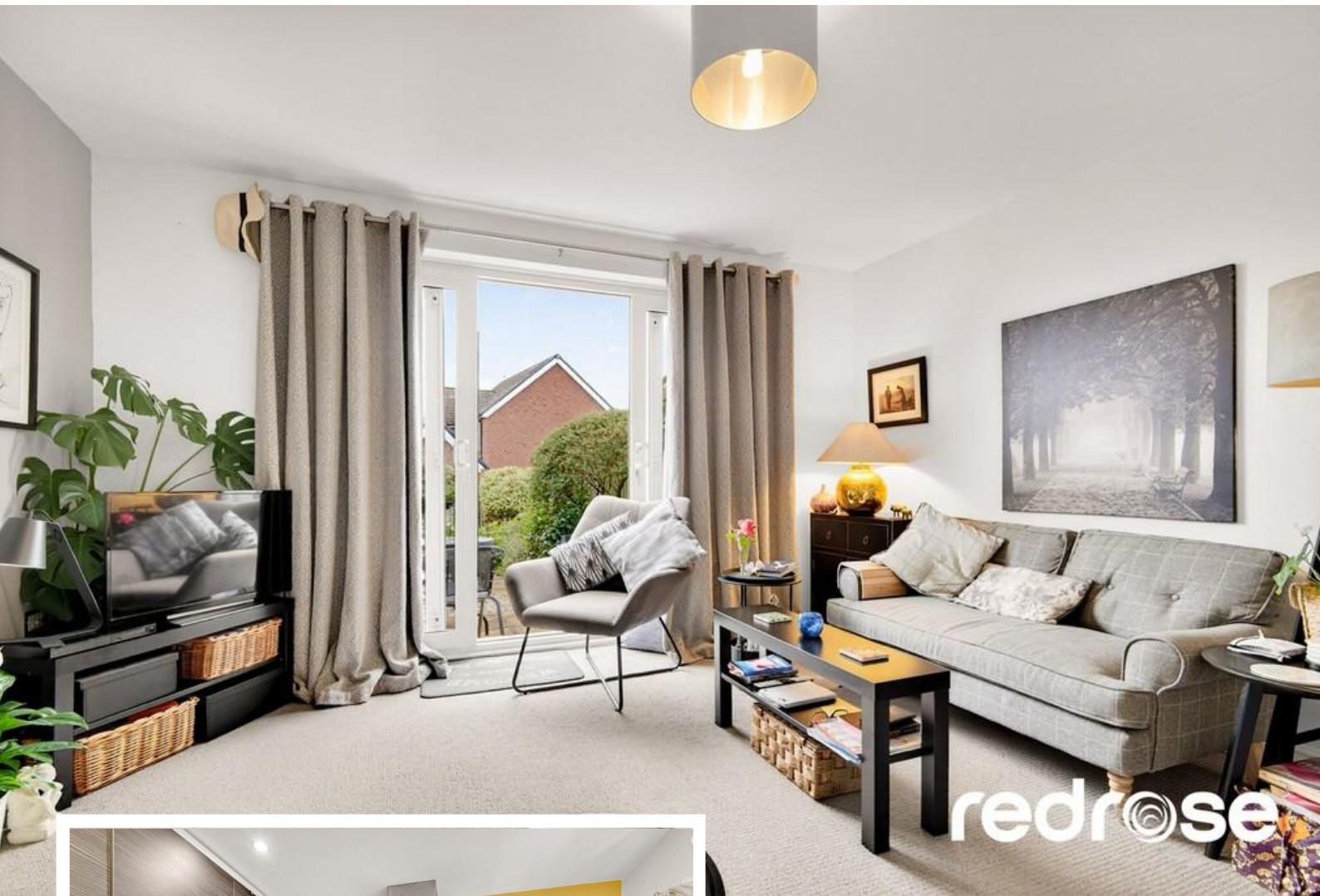
A beautifully presented modern mews house offering two double bedrooms, spacious open plan living, and contemporary finishes throughout. This light-filled home has been

thoughtfully designed to maximise space and comfort, featuring a stylish kitchen, modern bathroom, and versatile lounge/dining area. Tucked away on a peaceful, private street, this property combines tranquillity with convenience. A rare and highly sought-after find – ideal as a home, pied-à-terre, or investment.

**Guide Price £185,000**

EPC Rating 'TBC'





## Property Description

### HALLWAY

Composite entrance door with glass panel. Doors to storage cupboard and door to utility cupboard with plumbing for washer/dryer, door to downstairs cloaks. Stairs to first floor, radiator and ceiling light point.

### KITCHEN

8' 11" x 6' 7" (2.72m x 2.01m) A quality modern fitted kitchen with wall to and base units on one wall in Walnut gloss and white effect with light granite effect work tops over. Bowl and half stainless steel sink with drainer. Integrated four ring gas hob with extractor over and glass splash back, integrated oven and microwave, fridge/freezer. Tiled floor, double glazed window to the front aspect and down lights, Chrome sockets and switches add that quality finish in this kitchen.

### LOUNGE/DINER

13' 3" x 12' 7" (4.04m x 3.84m) Generous open-plan living and dining space, beautifully light with feature windows. Offers a versatile layout for relaxing, entertaining, and



family dining, finished in neutral tones to suit any style. Double patio doors over looking garden. Wall mounted electric fire with cool lighting feature. TV point and BT point, radiator and ceiling light point.

#### DOWNSTAIRS W.C

Fitted with a two piece suite comprising wash hand basin and low level W.C, extractor fan and radiator.



LANDING- Access to the loft and first floor bedrooms and bathroom.

#### MASTER BEDROOM

12' 9" x 9' 3" (3.89m x 2.82m) Spacious and light-filled with fitted wardrobes with sliding doors and a calm, neutral finish. Double glazed window to rear elevation, radiator and ceiling light point.

#### BEDROOM TWO

12' 7" x 8' 10" (3.84m x 2.69m) A generous double bedroom offering excellent versatility, ideal as a guest room, children's bedroom, or home office. Well-presented with ample space for wardrobes and additional furnishings, finished in a light neutral décor that enhances the sense of space and comfort. Double glazed window to front elevation, door to storage cupboard, radiator and ceiling light point.

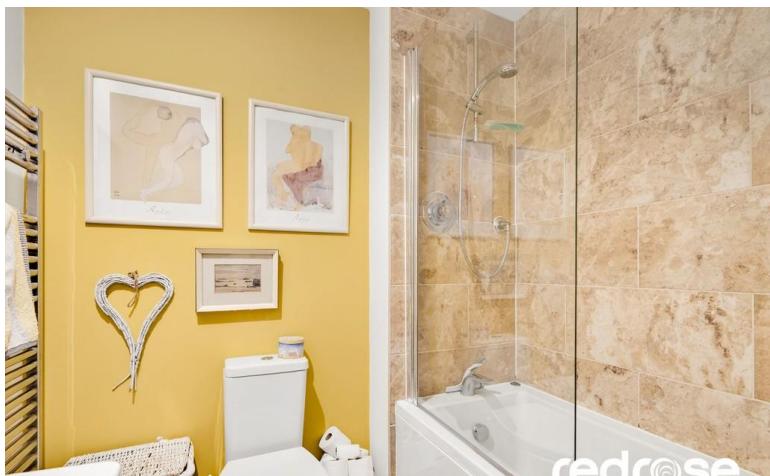


#### BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m) Stylish and contemporary, this well-appointed bathroom is finished with high-quality tiling and neutral tones throughout, the room is bright, airy, and designed for both comfort and practicality. Fitted with a three piece suite comprising of panel bath with high level shower fitting over, wash hand basin and low level W.C. Heated towel rail, vinyl flooring and down lights.

#### EXTERNALLY

The property overlooks landscaped walkways with decorative wrought iron railings and pathway to front door and further pathway leads to parking and garage to rear. The garden to the rear is mainly laid to lawn with a paved path leading to the top of the garden and gate to rear. Paved patio area, fenced to all sides.



#### GARAGE

The garage is situated to the rear in a block of 3, accessed via up and over door with parking in front.

#### 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, an Italian restaurant, coffee shop, barbers and various takeaways. The war horse pub opened in December 2014 along with the Harvester. A new Aldi has also recently opened within the vicinity. There is a community centre hosting many activities, primary school, doctors surgery and dentist, the Buckshaw hub which offers a brand new nursery, children's swimming pool, hair salon and cafe.

#### 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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