



## 5 Roby Avenue

Buckshaw Village, Chorley, PR7 7DR

A beautifully presented four-bedroom detached family home, offering spacious and well-planned accommodation throughout. The property features a bright lounge, a stylish open-plan kitchen and dining area with doors leading to the rear garden, a useful utility room, and a downstairs W.C.

Upstairs, there are four generously sized bedrooms, including a master with en-suite shower room, along with a modern family bathroom. Outside, the home benefits from a private driveway, an integral converted garage currently used as a playroom. A well-maintained enclosed rear garden, perfect for family living and entertaining. This lovely home is ideal for families seeking comfort and convenience.

**Guide Price £375,000**

EPC Rating 'TBC'





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## Property Description

### HALLWAY

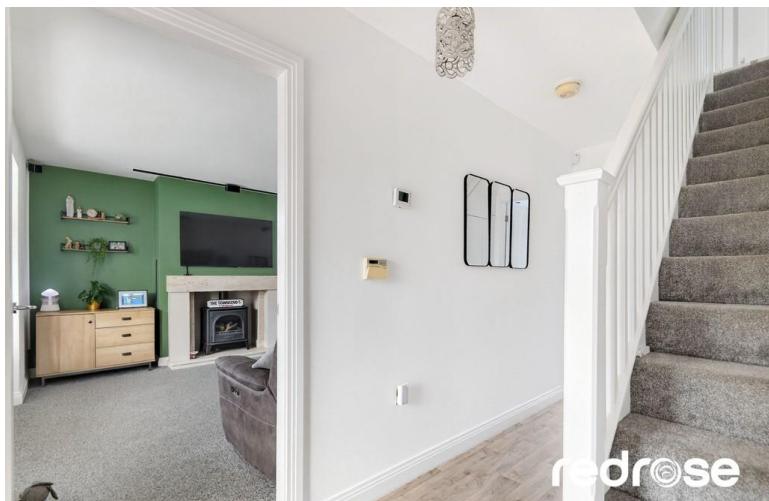
A welcoming and spacious entrance hallway accessed via the main front door, featuring a staircase leading to the first floor. The space is enhanced by a built-in under-stairs storage cupboard, ideal for shoes and coats, combining practicality with a clean, contemporary feel.

### LOUNGE

A stunning reception room featuring an elegant feature fire surround with matching inset and hearth, housing a stove-style living flame gas fire. The room is further enhanced by a central heating radiator and a UPVC double glazed bay window to the front, flooding the space with natural light. The room flows seamlessly through to the adjoining area, creating a versatile and welcoming living space.

### KITCHEN/DINER

23' 6" x 9' 4" (7.17m x 2.86m) A fabulous, sociable kitchen/diner fitted with an extensive range of high-gloss grey wall, base, and drawer units, complemented by



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contrasting work surfaces and a breakfast bar. The space features an inset one-and-a-half bowl sink with drainer and mixer tap, a built-in induction hob with extractor fan, and integrated electric oven and microwave. Further appliances include an integrated fridge freezer and dishwasher. Contemporary design is enhanced by an upright central heating radiator, inset spot lighting, a rear-facing UPVC double glazed window, and French doors opening onto the garden, creating a bright and inviting environment for cooking and entertaining.

#### UTILITY ROOM

A practical and well-appointed utility room, fitted with wall and base units topped with matching work surfaces. The space features an inset single bowl stainless steel sink with drainer, provision for a washing machine and tumble dryer, and a door providing convenient access to the side of the property.

#### DOWNSTAIRS W.C

Fitted with a two piece suite comprising WC and wash hand basin. Tiled splash backs. Central heating radiator. UPVC double glazed window to rear.

#### GARAGE CONVERSION/PLAY ROOM

12' 11" x 9' 7" (3.94m x 2.93m) Currently utilised as a versatile reception or playroom, this well-proportioned space features a central heating radiator, inset spot lighting, and a wall-mounted Worcester central heating boiler. A front-facing double glazed window fills the room with natural light, making it a bright and adaptable area suitable for a variety of uses.

#### LANDING

A bright and spacious landing featuring a spindle balustrade, loft access, and a convenient airing cupboard, providing both practicality and a sense of openness between the floors.

#### MASTER BEDROOM

A beautifully appointed bedroom featuring a fantastic range of fitted wardrobes and drawers, providing excellent storage while maintaining a sleek and uncluttered appearance. The room is further enhanced by a central heating radiator and a front-facing UPVC double glazed window, flooding the space with natural light.

#### ENSUITE

A modern and stylish bathroom fitted with a contemporary three-piece suite in white, comprising a double shower cubicle, wash hand basin, and WC. The walls are finished with wipeable PVC panels, complemented by a heated towel rail and inset spot lighting. An extractor fan ensures effective ventilation,





while a front-facing UPVC double glazed window fills the space with natural light.

#### BEDROOM TWO

11' 9" x 10' 4" (3.60m x 3.15m) A generously sized second bedroom, featuring a central heating radiator and a UPVC double glazed window to the rear, allowing natural light to flood the space. The room offers a versatile layout, ideal as a guest room, home office, or family bedroom.

#### BEDROOM THREE

10' 11" x 8' 7" (3.33m x 2.63m) A well-proportioned third bedroom, featuring a central heating radiator and a front-facing UPVC double glazed window that fills the room with natural light. The space is versatile, making it ideal as a bedroom, home office, or study.

#### BEDROOM FOUR

A beautifully presented fourth bedroom, featuring a range of fitted wardrobes providing excellent storage. The room is further enhanced by a central heating radiator and a front-facing UPVC double glazed window, allowing natural light to flood the space and create a bright, welcoming atmosphere.

#### FAMILY BATHROOM

A contemporary family bathroom fitted with a stylish three-piece suite, comprising a panelled bath with shower over, wash hand basin, and WC. The room features a tiled floor and tiled splashbacks, complemented by a heated towel rail, inset spot lighting, and an extractor fan. A rear-facing UPVC double glazed window fills the space with natural light, creating a bright and modern finish.

#### EXTERNALLY

To the front of the property, an attractive paved driveway provides convenient off-road parking, complemented by a low-maintenance artificial grass garden with carefully planted shrubs. Gated side access leads to the enclosed rear garden, tastefully landscaped to offer a combination of an artificial lawn, a formal lawn, and raised flower and shrub borders. The garden also features a summer house or storage shed and a covered area suitable for a hot tub (negotiable), creating a versatile and inviting outdoor space for relaxation and entertaining.

#### 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



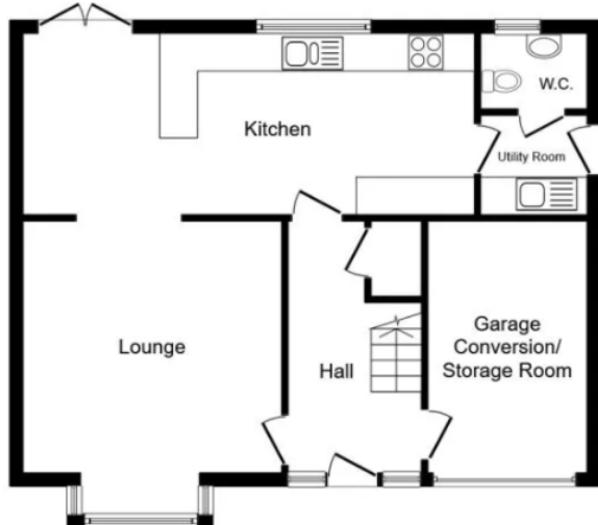


are great for young families. There is a community centre hosting many activities, primary school, doctors' surgery and dentist. the Buckshaw hub offers a brand-new nursery, children's swimming pool, hair salon and café. Buckshaw village has everything you could possibly need for young and old alike.

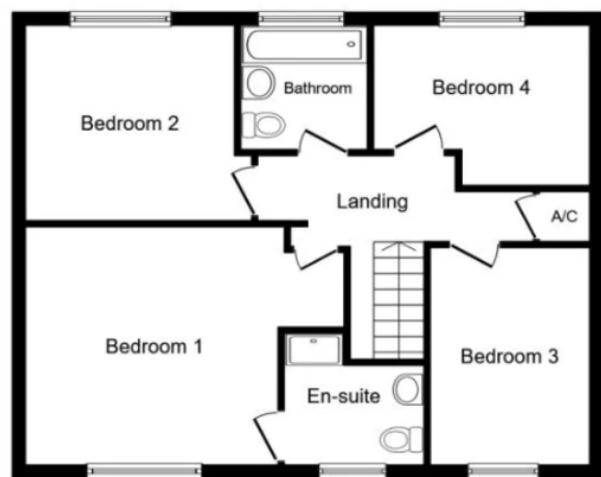
#### MORTGAGES

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**

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