



redrose

10 Holland House Way

Buckshaw Village, Chorley, PR7 7DS

Situated in a quiet cul-de-sac in the heart of the village, this immaculate four-bedroom family home represents an excellent purchase. The property boasts a generous kitchen/diner to the rear, a driveway providing parking for several vehicles, and four well-proportioned bedrooms. Beautifully presented throughout, this home must be viewed to be fully appreciated.

Offers Over £220,000

EPC Rating '78c'





Property Description

ENTRANCE HALL

Front door leading to entrance hallway with radiator, ceiling light point and doors to cloakroom and lounge.

CLAOKROOM W.C

Double glazed window to front, ceiling light point, radiator, low level WC and wash hand basin

LOUNGE

17' 8" x 12' 1" (5.38m x 3.68m) Good size lounge with double glazed windows to front and side, stairs leading to first floor, panelled door to kitchen, radiator and ceiling light point.

KITCHEN/DINER

15' 1" x 10' 5" (4.6m x 3.18m) Range of wall and base units in cream gloss with breakfast bar space for washing machine, space for fridge freezer, single oven and 4 ring gas hob. Double glazed window to rear, ceiling light point, vinyl flooring, patio doors leading to rear garden and under stairs storage cupboard.



FIRST FLOOR

Stairs leading from lounge to first floor. Panelled doors leading to all first floor rooms and airing cupboard. Access to the loft hatch which has been fully boarded.

MASTER BEDROOM

12' 9" x 8' 6" (3.89m x 2.59m) Good size double with fitted wardrobes and drawers, double glazed window to front, ceiling light point and radiator.

BEDROOM TWO

9' 10" x 8' 6" (3m x 2.59m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

11' 9" x 6' 2" (3.58m x 1.88m) Double glazed window to front, ceiling light point and radiator.

BEDROOM FOUR

7' 2" x 6' 2" (2.18m x 1.88m) Double glazed window to front, ceiling light point and radiator.

BATHROOM

A three piece suite comprising of a panelled bath with electric shower over low level WC and wash basin. Part tiled walls and splash backs. Single radiator and extractor fan. Vinyl flooring.



EXTERNALLY

Good size rear garden laid mainly to lawn fenced to all sides with side gate access to driveway. Shed to be included as part of any agreed sale price. The property has a long driveway for several vehicles

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.



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements