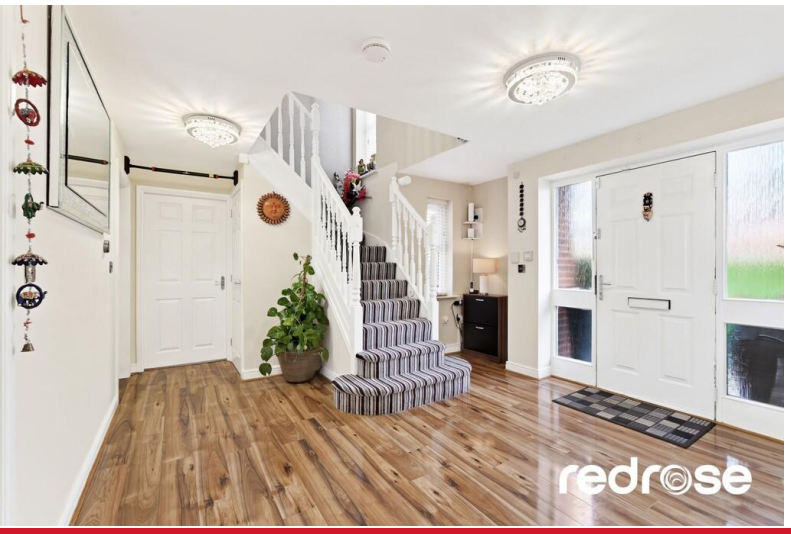
1 Summerfield Walk

Buckshaw Village, Chorley, PR7 7EX

A substantial and beautifully presented Five double bedroom-bedroom executive detached family home offering generous and versatile accommodation throughout. Ideally suited to modern family living, the property features spacious reception rooms, a superb open-plan kitchen and family area, and well-proportioned bedrooms including a stylish master suite and a further spacious bedroom with ensuite. Externally, the home boasts a large south-facing rear garden, double driveway and double garage, all set within a desirable position accessed via a private no-through road. Sold with no upward chain

Guide Price £595,000

EPC Rating '81B'



1 Summerfield Walk, Buckshaw Village, Chorley, Lancashire, PR7 7EX

Property Description

HALLWAY

An impressive entrance hallway with panelled doors leading to all ground floor accommodation and a central staircase rising to the first floor, complemented by a radiator and ceiling light point.

LOUNGE

22' 7" x 12' 1" (6.88m x 3.68m) A spacious family lounge featuring a double-glazed window to the front and double-glazed patio doors opening onto the rear garden. Double doors lead through to the hallway, with two ceiling light points and two radiators completing the space.

KITCHEN/DINER

20' 8" x 20' 4" (6.3m x 6.2m) Designed with family living in mind, this spacious open-plan kitchen flows seamlessly into the adjoining family room. Fitted with a range of white gloss wall and base units, it features a six-ring gas hob with extractor over, double electric oven, integrated dishwasher, and a black Quartz steel sink. Downlighting enhances the space, while double-glazed windows

overlook the rear garden and a patio door provides direct access outside.

UTILITY ROOM
12' 5" x 6' 6" (3.78m x 1.98m) A generous utility room fitted with a range of beech wall and base units, a stainless steel sink, and space for both a washing machine and tumble dryer. Finished with laminate flooring, a ceiling light point, and a double-glazed window to the side.

FAMILY ROOM
13' 5" x 8' 6" (4.09m x 2.59m) Flowing through from the kitchen/diner, this versatile room features a double-glazed window overlooking the rear garden, laminate flooring, and a ceiling light point, with double French doors opening into the hallway.

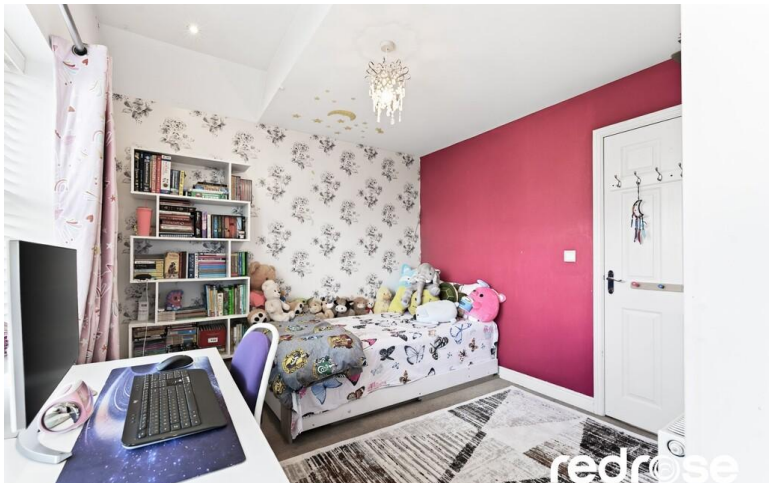
DOWNSTAIRS W.C
7' 10" x 5' 2" (2.39m x 1.57m) A well-presented cloakroom fitted with a low-level WC and wash hand basin, complemented by tiled flooring, a radiator, and ceiling light. A frosted double-glazed uPVC window to the front provides natural light while maintaining privacy.

STUDY/SNUG
10' 2" x 8' 6" (3.1m x 2.59m) Leading through from the kitchen/diner, this versatile space enjoys a double-glazed window overlooking the front garden, complemented by laminate flooring, a ceiling light point, and double French doors opening to the hallway.

LANDING
Stairs rise from the ground floor to a spacious galleried landing, featuring a double-glazed window to the front, a radiator, and ceiling light point. Doors provide access to all bedrooms, the bathroom, and the airing cupboard.

MASTER BEDROOM
14' 5" x 11' 5" (4.39m x 3.48m) An impressive master suite of generous proportions, featuring fitted walnut and mirrored wardrobes, a double-glazed window to the front, radiator, and ceiling light point. A panelled door leads through to the en-suite bathroom.

ENSUITE
8' 6" x 4' 7" (2.59m x 1.4m) A well-appointed newly refurbished four-piece bathroom suite comprising a bath, low-level WC, wash hand basin, and a walk in double tiled shower enclosure. Complemented by tiled flooring, a ceiling light point, and a double-glazed window to the rear providing natural light. Tiled walls and flooring compliment this stunning ensuite.



BEDROOM TWO

14' 1" x 13' 1" (4.29m x 3.99m) A well-proportioned bedroom featuring fitted wardrobes and a double-glazed window to the rear, complete with a radiator and ceiling light point, with a panelled door leading to the en-suite.

ENSUITE

8' 6" x 4' 7" (2.59m x 1.4m) A modern three-piece suite comprising a fully tiled shower cubicle, low-level WC, and wash hand basin. Finished with vinyl flooring, a radiator, and ceiling light point.

BEDROOM THREE

14' 1" x 9' 2" (4.29m x 2.79m) A spacious room featuring a double-glazed window to the front, a radiator, and a ceiling light point, creating a bright and comfortable living space.

BEDROOM FOUR

13' 9" x 9' 10" (4.19m x 3m) A well-proportioned and spacious room featuring a double-glazed arched window to the front, downlights, fitted wardrobe, a ceiling light point, and a radiator, creating a bright and inviting space.

BEDROOM FIVE

10' 5" x 8' 10" (3.18m x 2.69m) A bright and well-proportioned room featuring two double-glazed windows to the front, a radiator, and a ceiling light point.

FAMILY BATHROOM

A well-appointed four-piece bathroom suite comprising a bath, single fully tiled shower cubicle, low-level WC, and wash hand basin. Finished with vinyl flooring, a radiator, ceiling light point, and a double-glazed window to the rear providing natural light.

DOUBLE GARAGE

A double driveway provides access to a double garage, fitted with two individual up-and-over doors. The garage benefits from EV charger power and lighting, with a side door providing direct access to the garden.

EXTERNALLY

Accessed via a private no-through road, a pathway leads to the front door, framed by established planting and borders, with wrought iron fencing adding charm and character to the approach.

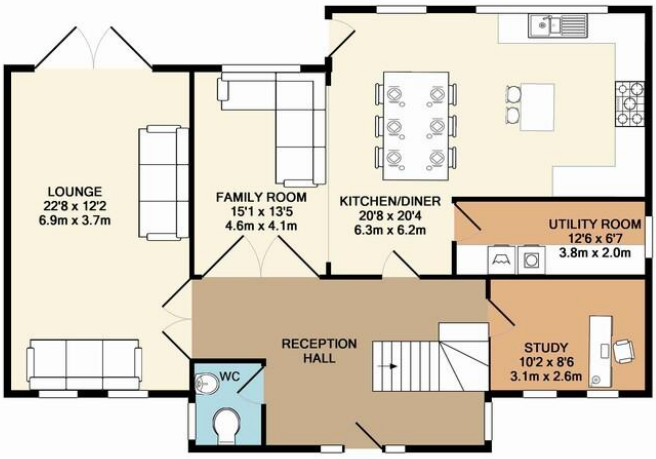
A large south-facing rear garden, mainly laid to lawn and complemented by established borders and a wooden decking perfect for a seating area. Lights, electric sockets and heater. The garden is fully enclosed with fencing to all sides, it benefits from a side gate and a door providing direct access to the garage.

LOCATION

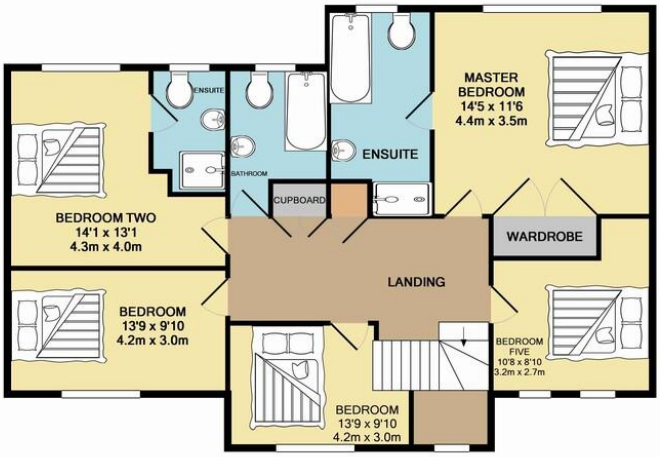
Buckshaw Village is ideally positioned for commuting, offering excellent access to Preston, Manchester and Blackpool via the M6, M61 and M55 motorway networks. Buckshaw Parkway train station provides direct links to Manchester Piccadilly, Victoria and Preston. Within walking distance, there is a wide range of amenities including Tesco, Aldi, an Italian restaurant, coffee shops, barbers and a selection of takeaways. For dining out, the popular War Horse Pub and Harvester are both nearby and well-suited to families. The village also benefits from a community centre hosting various activities, a primary school, doctors' surgery and dentist. The Buckshaw Hub further enhances the area with a nursery, children's swimming pool, hair salon and café, making it a well-established and highly convenient location catering to all ages.

MORGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.



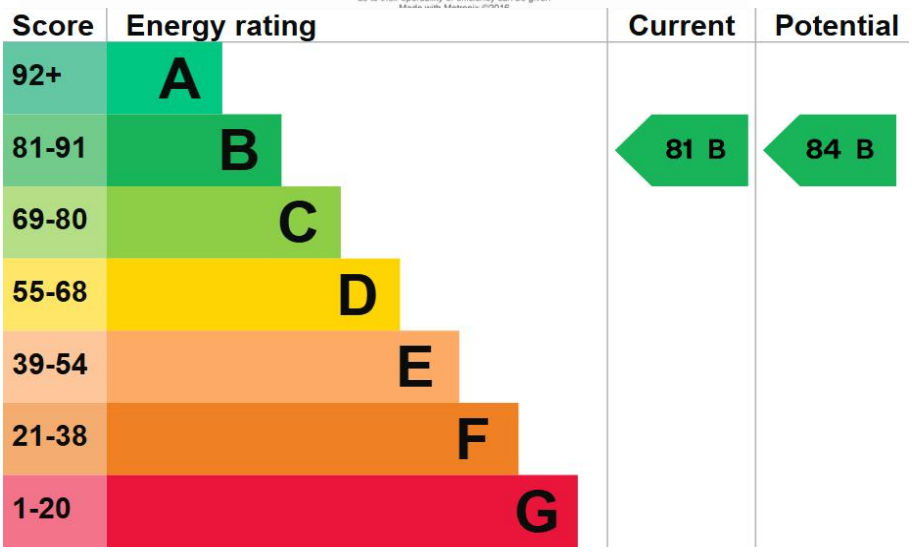
GROUND FLOOR
APPROX. FLOOR
AREA 1054 SQ.FT.
(98.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1055 SQ.FT.
(98.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2109 SQ.FT. (196.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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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 are 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