BEN ROSE



Heyford Avenue, Buckshaw Village, Chorley

Offers Over £309,995

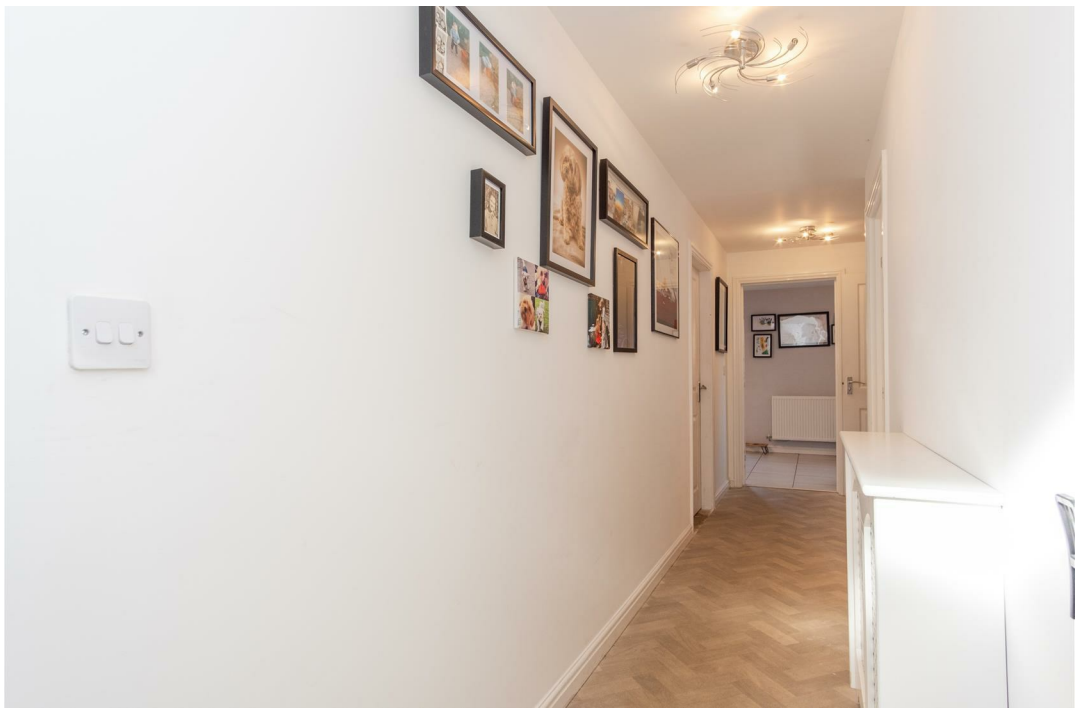
Ben Rose Estate Agents are delighted to present to the market this attractive four-bedroom detached family home, situated within the highly sought-after residential area of Buckshaw Village. Offering well-proportioned accommodation throughout, the property has been finished in a contemporary style and is ready for a new owner to move straight in and enjoy. Buckshaw Village is a popular and thriving community, offering an excellent range of local amenities including supermarkets, cafés, restaurants, convenience stores, schools and leisure facilities, all within easy reach. For those who commute, Buckshaw Parkway railway station is close by and provides direct rail links to surrounding towns and cities, while the nearby M6 and M61 motorways offer excellent road connections towards Preston, Chorley and Manchester, making this a particularly convenient location for regular commuters.

Stepping into the property, you are welcomed by an inviting entrance hallway, with access to a useful ground floor WC and the staircase leading to the first floor. To the right is the spacious lounge, which features a large window overlooking the front aspect and allows plenty of natural light to fill the room. To the rear of the property is the impressive open-plan kitchen and dining area, creating a fantastic space for both family life and entertaining. The contemporary fitted kitchen is equipped with an integrated oven and hob, dishwasher and washing machine, along with space for additional freestanding appliances. The dining area comfortably accommodates a large family dining table and benefits from double doors opening directly onto the rear garden. Also accessed from the hallway is the part-converted garage, which now provides a useful cloakroom/utility area, while the remaining section of the garage can be accessed externally and is currently used for storage.

Moving upstairs, the property offers four well-proportioned bedrooms, providing excellent flexibility for a growing family. The master bedroom is particularly generous in size and benefits from integrated storage, while bedroom four is currently utilised as a home office but is still spacious enough to accommodate a double bed, making it a versatile space to suit a variety of needs. A modern three-piece family bathroom completes the first floor, whilst the spacious landing also benefits from a floor-to-ceiling airing cupboard, providing useful additional storage.

Externally, the property enjoys a generous rear garden featuring a combination of lawn and paved areas, complimented by mature shrubs and trees, creating a pleasant outdoor space for relaxing and entertaining. To the front, there is off-road parking for two cars, an easy to maintain lawn and gated access down the side of the home. With its generous accommodation, contemporary finish, versatile fourth bedroom and useful additional space within the part-converted garage, this is a superb family home in a highly desirable Buckshaw Village location.











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JAMES PATTERSON
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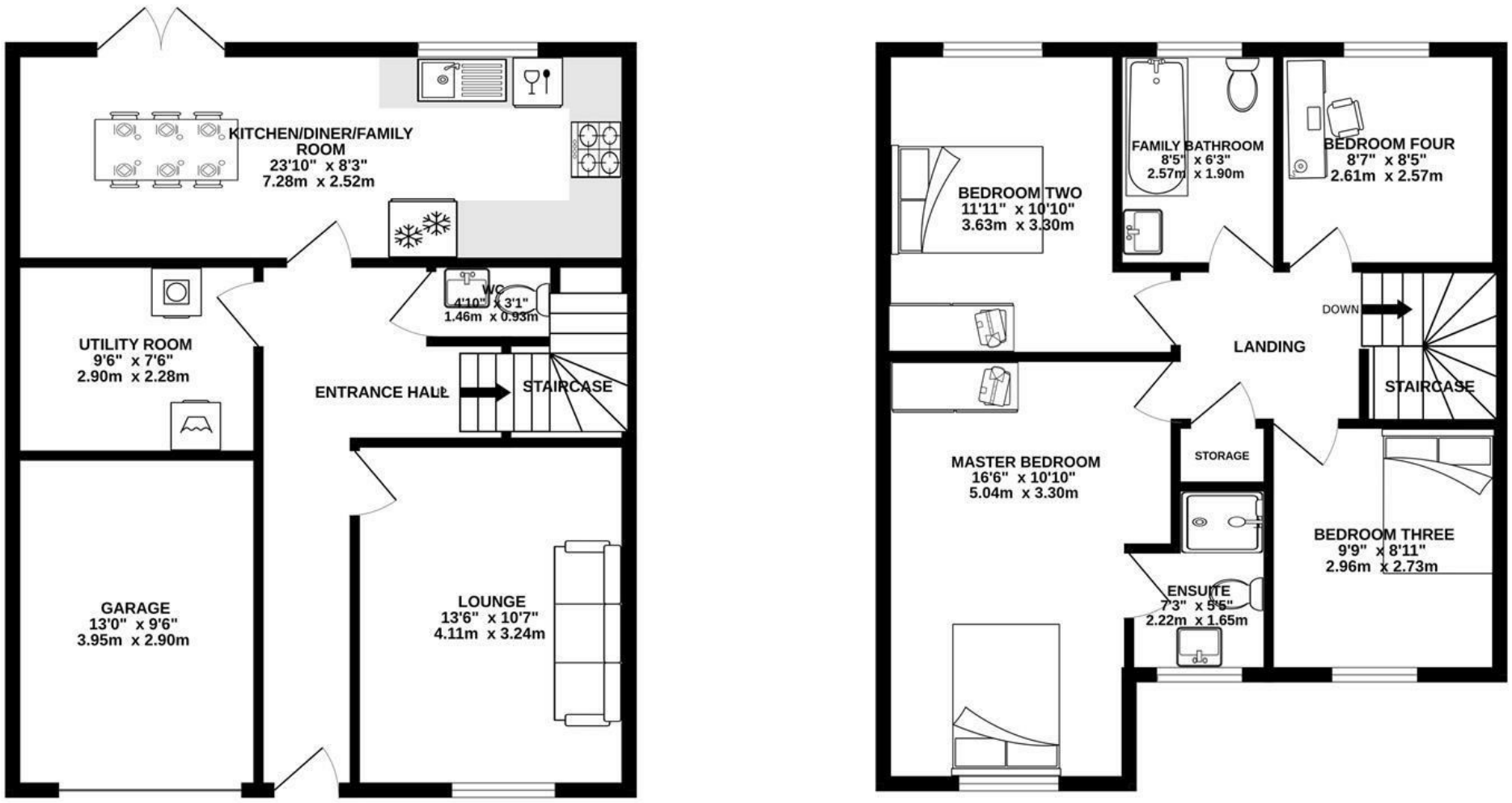


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GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.

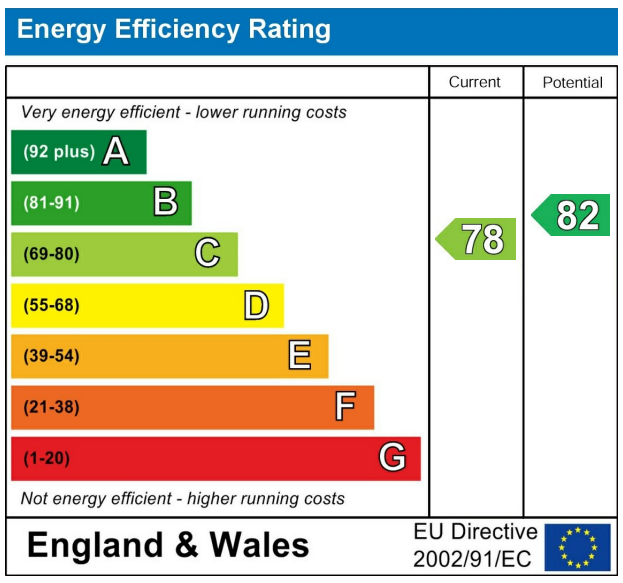
1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.

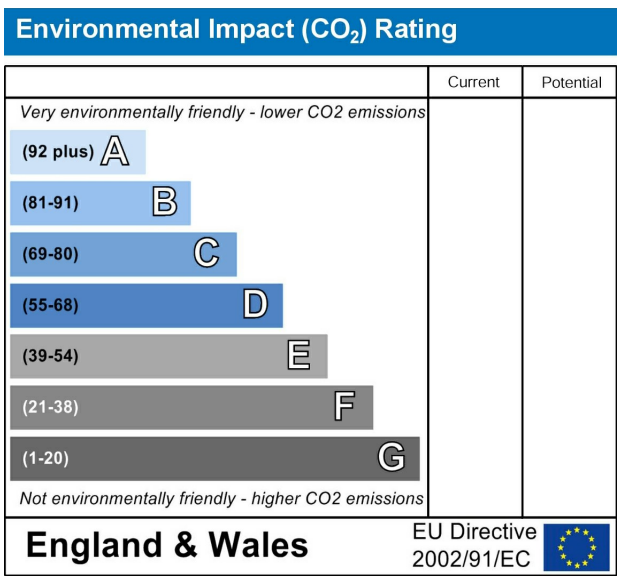


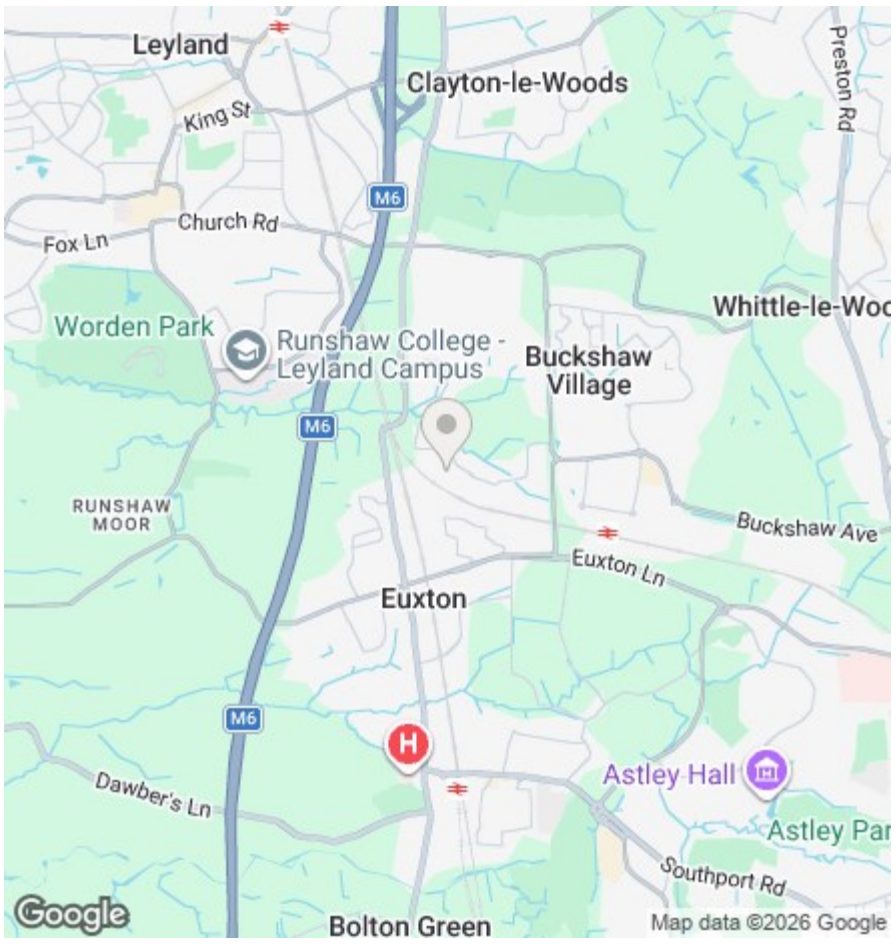
TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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