



**redrose**

**34 Halifax Drive**

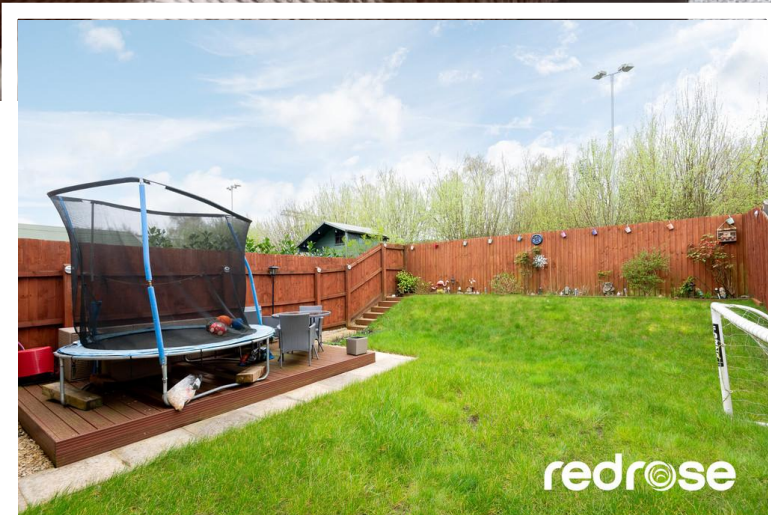
Buckshaw Village, Chorley, PR7 7LP

Set on a quiet cul de sac this lovely 4 bedroom detached family home is perfect for any growing family. With 4 great size bedrooms, large kitchen/diner to the rear and private garden. The property has ample parking to the front and a garage with power and light.

**Asking Price Of £299,950**

EPC Rating '99'





## Property Description

### GROUND FLOOR

Front door leading into spacious hallway with doors to lounge, kitchen/diner, cloakroom and integral garage. Ceiling light point and radiator.

### LOUNGE

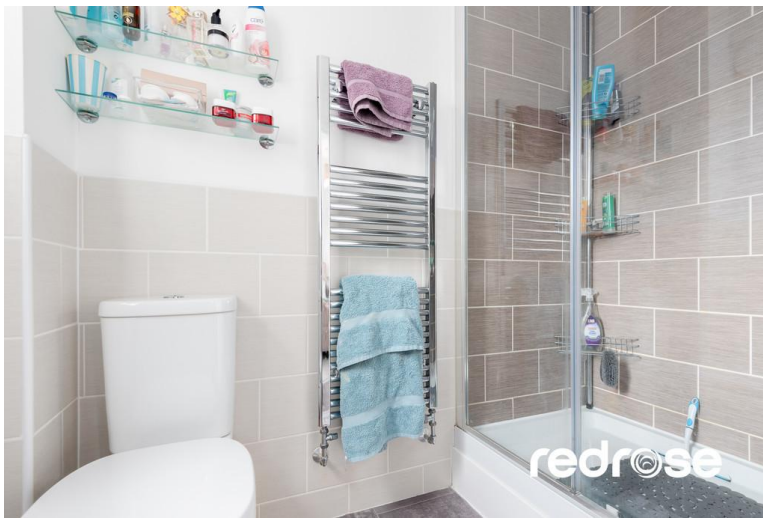
4.09 x 3.1 metres / 13' 5" x 10' 2" Double glazed window to front, ceiling light point and radiator. Door to hallway.

### KITCHEN/DINING

7.42 x 2.54 24' 4" x 8' 4" Lovely bright kitchen/diner with a range of wall and base units in light wood. Stainless steel sink and drainer, space and plumbing for washing machine, dishwasher and fridge/freezer. 4 ring electric hob and single oven with extractor fan over. Ceiling light point and ceramic tiled flooring. Double glazed window to rear and double glazed patio doors from the dining area leading to the patio.

### FIRST FLOOR

Stairs leading from ground floor leading to spacious



landing with doors to bedrooms and bathroom. Ceiling light point and double glazed window to side.

#### MASTER BEDROOM

5.05 x 3.33 metres / 16' 7" x 10' 11" Large master bedroom with double glazed window to front, ceiling light point and radiator. Door to en suite.

#### EN SUITE

Three piece bathroom suite with double enclosed shower cubicle, low level WC and wash hand basin. Double glazed window to side, ceiling light point and radiator. Vinyl flooring.



#### BEDROOM TWO

3.63 x 3.33 metres / 11' 11" x 10' 11" Good size double with double glazed window to rear, ceiling light point and radiator.

#### BEDROOM THREE

2.95 x 2.72 metres / 9' 8" x 8' 11" Another good sized room with double glazed window to front, ceiling light point and radiator.

#### BEDROOM FOUR

2.62 x 2.59 metres / 8' 7" x 8' 6" Another good sized room with double glazed window to front, ceiling light point and radiator.



#### FAMILY BATHROOM

Three piece bathroom suite with low level WC, wash hand basin and bath. Vinyl flooring, ceiling light point, radiator and double glazed window to rear.

#### OUTSIDE REAR

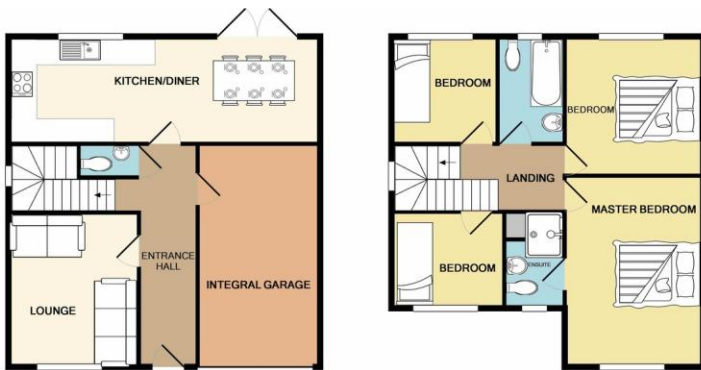
Much larger than average garden, fenced to all sides with patio and large lawn. Pathway leads to the side with gate access to the front.

#### GARAGE/PARKING

The garage has power and light and is accessed via internal door to the hallway and up and over door to the front. Driveway to the front provides parking.



Aerial boundary view for illustrative purposes only



GROUND FLOOR  
APPROX. FLOOR  
AREA 530 SQ.FT.  
(58.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1198 SQ.FT. (111.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	98	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		

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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