



redrose

19 Burghfield Drive

Buckshaw Village, Chorley, PR7 7FN

FREEHOLD. Situated on the ever popular 'Sandy Lane' development. This lovely 'Redrow' built 4 bedroom family home has room for a growing family with a fabulous kitchen/diner/family room spanning the width of the property. Great size lounge and four bedrooms with 2 en suite bathrooms. The garden to the rear is larger than average and private with large patio areas and established trees. Double garage with parking to the front offers parking for several vehicles. The property has planning permission for a first-floor extension over existing garage and a single storey rear extension and flue to the side elevation (planning permission expires Oct 24)

Asking Price Of £525,000

EPC Rating '77'





Property Description

OUTSIDE FRONT

Large block paved driveway for several vehicles. pathway leading to front door, established borders and lawn area to the front.

HALLWAY

13' 7" x 13' 6" (4.16m x 4.14 max) Wooden double glazed front door with half glazed leaded windows to either side leading to lovely hallway with panelled doors leading to ground floor rooms, ceiling light point, radiator and central staircase leading to first floor. Laminate flooring

LOUNGE

17' 7" x 11' 1" (5.38m x 3.40m) Double glazed leaded windows to front, ceiling light point, radiator and the additional feature of a feature fireplace. Custom fit shutters.

KITCHEN/DINER/FAMILY

35' 10" x 10' 8" (10.93m x 3.26m) Stunning open plan living stretching the full width of the property with custom





fit shutters throughout.

With a range of fitted wall and base units in dark wood gloss with contrasting granite worktops, 5 ring gas hob with stainless steel splashback, Bosch oven and microwave, inset stainless steel sink with granite drainer, space for American fridge freezer, High quality flooring, double glazed window to rear garden and panelled door leading to utility room. The kitchen is open plan leading to the..

FAMILY/DINING ROOM:

With double glazed patio doors to rear garden and further double glazed window to rear, ceiling light point and radiator, a lovely family space.

CLOAKROOM

3' 8" x 6' 1" (1.13m x 1.87m) high gloss porcelain tiled flooring, ceiling light point and two piece bathroom suite with low level Wc and wash hand basin.

STUDY/REAR GARAGE

8' 9" x 8' 9" (2.67m x 2.67m) Currently used as a study converted from part of the main garage. The room could be used for many things or could also easily be converted back to the garage. Ceiling light point.

FIRST FLOOR

Stairs leading from the ground floor to galleried landing with large double glazed leaded window to front. 2 ceiling light points, radiator and panelled doors to all rooms.

MASTER BEDROOM

11' 6" x 12' 1" (3.51m x 3.70m) Double glazed leaded window to front, fitted wardrobes, ceiling light point, radiator and panelled door leading to en-suite.

EN-SUITE

9' 11" x 6' 9" (3.03m x 2.07m) Double glazed window to side, downlights, fully tiled 'wet room' style shower with glass screen, low level WC, wash hand basin with mirror over, fully tiled walls, heated towel rail and downlights.

BEDROOM TWO

14' 4" x 10' 9" (4.39m x 3.28m) Double glazed window to rear, ceiling light point, radiator and panelled door leading to en-suite

EN-SUITE

8' 0" x 6' 2" (2.44m x 1.90m) Double glazed window to rear, double walk in fully tiled shower cubicle with glass sliding door, low level WC, wash hand basin, heated towel rail and downlights.





BEDROOM THREE

10' 7" x 10' 11" (3.25m x 3.35m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM FOUR

11' 1" x 8' 2" (3.39m x 2.11m) Double glazed window to rear, ceiling light point and radiator.

FAMILY BATHROOM

8' 8" x 8' 7" (2.65m x 2.62m) Double glazed window to front. three piece bathroom suite with bath and shower over, low level WC, wash hand basin, half tiled walls, heated towel rail, downlights and tiled flooring.



OUTSIDE REAR

Lovely, private large garden with established borders with planting and shrubbery, large patio area and lawn with further raised patio pathway leading to side access and fenced to all sides.

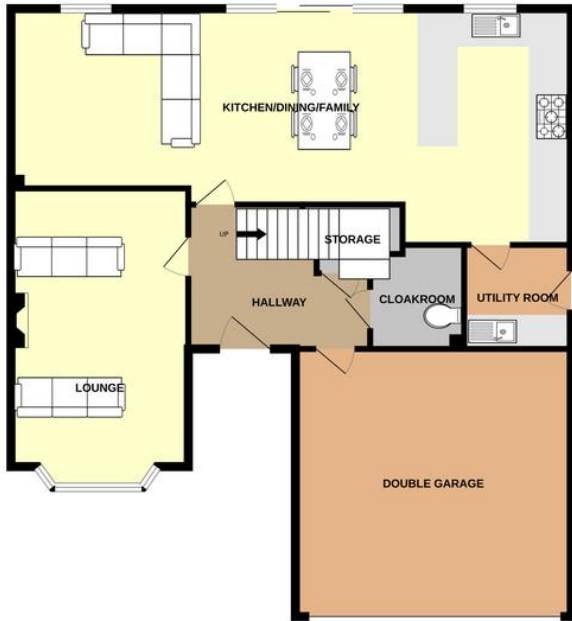
DOUBLE GARAGE

Double garage with power and light. accessed via hallway and via up and over door to the front. Parking in front for several vehicles.

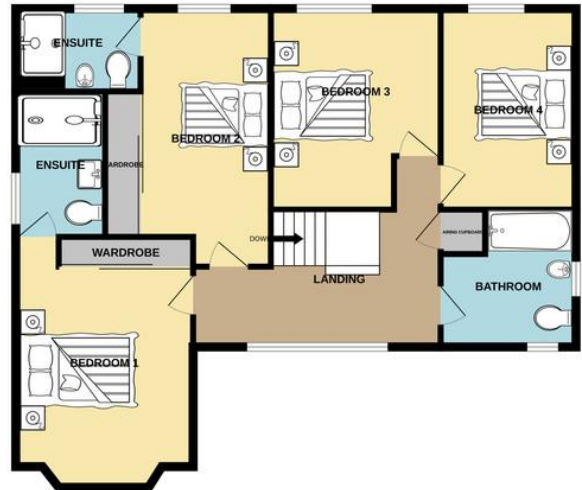




GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 1615sq.ft. (150.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 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