



redrose

21 Poole Avenue

Buckshaw Village, Chorley, PR7 7FP

Situated on the ever popular 'Sandy Lane' development, this fabulous 4-bedroom detached family home is perfect for a growing family. With 2 en-suite bathrooms, 4 double bedrooms, large kitchen/diner leading to a dual aspect lounge and generous study, the property has a double garage to the side with electric charging point and ample parking. Dual zone hive thermostat, wireless security alarm, front doorbell with camera and motion sensitive rear light with camera overlooking the garden.

Asking Price Of £575,000

EPC Rating 'TBC'





Property Description

OUTSIDE FRONT

On the sought after Sandy Lane development with lawn frontage and York stone pathway leading to front door and storm porch. Established, attractive planting and shrubbery and double width driveway leading to double garage with parking in front for several vehicles.

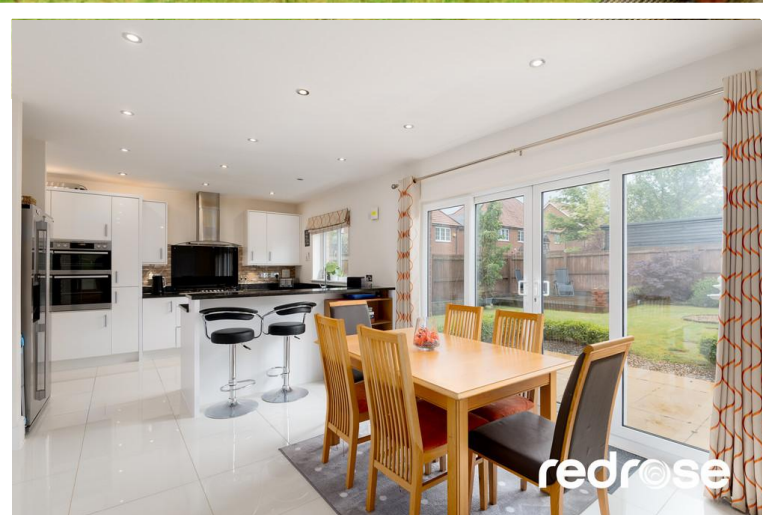
HALLWAY

13' 10" x 9' 0" (4.22m x 2.75m) Front door with glass leaded panel, double glazed side window. Stairs to first floor with balustrades and light oak banister rail. Door to under stairs storage cupboard, radiator and ceiling light point. Doors to connecting rooms.

STUDY/PLAYROOM

13' 9" x 10' 5" (4.19m x 3.18m) Fabulous size second reception room with large double glazed leaded bay window to front, TV point, Telephone point, radiator, ceiling light point.

LOUNGE





21' 6" x 12' 6" (6.55m x 3.81m) Lovely bright dual aspect room with Double glazed leaded window to front and large double glazed window overlooking the fabulous rear garden. Double panelled doors leading through to dining / Kitchen / Family Room. Telephone point, TV point, two radiators and two ceiling light points. Feature electric fire with white surround and decorative stones.

KITCHEN/DINING/FAMILY ROOM

23' 8" x 13' 6" (7.21m x 4.11m) Double glazed sliding patio doors leading to garden and patio. radiator, ceiling light points. Double panelled doors to lounge, high gloss cream porcelain tiled flooring throughout, open plan leading to..



Fully fitted kitchen with wall and base units in high gloss white with granite worktops and upstands. Double glazed window to rear. Integrated appliances including 6 ring gas hob with wok burner, extractor over. splashback, double AEG oven, dishwasher. Stainless steel 1½ inset sink with drainer, space for American fridge/freezer. Island unit with breakfast bar to one side. open plan leading to the dining/family room. led downlights, door leading to;

UTILITY ROOM

5' 11" x 5' 1" (1.8m x 1.55m) Part glazed door to side garden. Granite worktop and upstands with stainless steel inset sink with granite drainer. Wall units including cupboard to wall housing boiler. Base unit and plumbing for washer/dryer, porcelain tiled flooring and led downlights.

CLOAKS

5' 1" x 3' 9" (1.55m x 1.14m) W/C, corner wash hand basin, ceiling light point, heated towel rail and extractor.

FIRST FLOOR

LANDING

15' 7" x 6' 5" (4.75m x 1.96m) Stairs from first floor with balustrades and light oak banister rail. Loft hatch, ceiling light point, door to storage cupboard with water tank and doors to connecting rooms.



MASTER BEDROOM

16' 4" x 15' 3" (4.98m x 4.65m) Lovely bright master with double glazed leaded window to front. Hammond fitted wardrobes to one wall in Libretto white with hanging rails and shelves. Radiator, ceiling light point, telephone point, TV point door to;

EN SUITE

9' 8" x 5' 11" (2.95m x 1.8m) Double glazed leaded window to front, tiled flooring, Walk in 'wet room style' shower





with Hydramax power shower with glass side panel. W/C, wash hand basin with mirror over and shaving point. Heated towel rail, led downlights and extractor.

BEDROOM TWO

13' 11" x 11' 10" (4.24m x 3.61m) Double glazed window to rear. Hammond fitted wardrobes in Libretto Oak, radiator, ceiling light point, door leading to;

EN SUITE

7'8 x 4'4 Double glazed window to rear, tiled floor, w/c and wash hand basin with mirror over, shaving point, Hydramax power shower, walk in double shower cubicle with sliding glass doors, fully tiled interior. Heated towel rail, extractor and led downlights.



BEDROOM THREE

12' 6" x 10' 4" (3.81m x 3.15m) Double glazed leaded window to front, radiator, ceiling light point.

BEDROOM FOUR

11' 2" x 10' 11" (3.4m x 3.33m) Double glazed window to rear elevation, radiator, ceiling light point.

FAMILY BATHROOM

7' 8" x 7' 5" (2.34m x 2.26m) Double glazed window to rear. Three piece white suite comp of; W/C, wash hand basin, mirror over, larger than average 1800mm bath with Hydramax power shower over and glass side screen. Tiled floor and fully tiled to shower area, heated towel rail and led downlights



OUTSIDE REAR

Beautifully landscaped and sunny garden to rear, laid mainly to lawn with established shrubbery and planting. Patio area and raised deck.

DETACHED DOUBLE GARAGE

Great size double garage with up and over door, power and light. Further outside power socket and courtesy downlights. Parking in front for several vehicles.

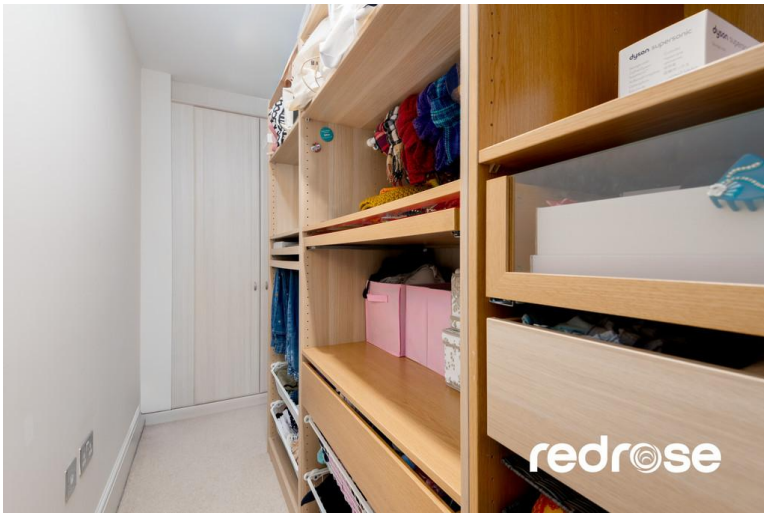
TENURE : LEASEHOLD

GROUND RENT £425PA

SERVICE CHARGE £150 PA

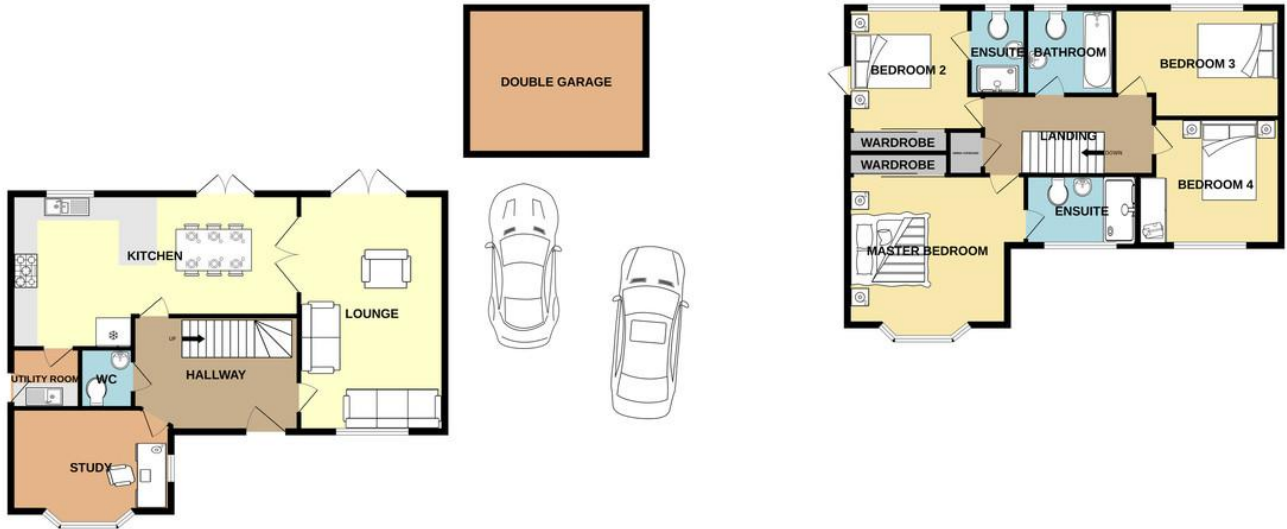
LEASE LENGTH 999 YEARS (985 YEARS REMAINING)





GROUND FLOOR

1ST FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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