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MAIN SQUARE

P
Private parking
available only

Main Square, Buckshaw Village

PR7 7AR



£325,000



Very spacious four bedroom modern mews property in the heart of the village, set over three floors and with over 1800 square feet of versatile accommodation, more than capable of supporting a larger family. Close to amenities, excellent schools and primary transport routes. Step into the vestibule and from there to the hallway with access to the laundry room, airing cupboard and storage. Reception two makes an excellent home office, whilst to the rear, reception three, would make an additional bedroom and has patio doors opening to the garden and cloakroom comprising wash hand basin, wc and ladder heated towel rail. To the first floor, the large living room overlooks the Square, whilst to the rear, the dining room opens to the kitchen comprising a range of wall and base units with gas hob, electric oven and grill, refrigerator, freezer and space, power and plumbing for other appliances including the Ideal Logic central heating boiler. Completing the first floor, is bedroom one with fitted wardrobes and en suite comprising bath, wash hand basin and wc. To the second floor are three further double bedrooms, with bedroom two also having dressing room and en suite comprising rainfall mixer shower in cubicle, floating wash hand basin and wc. Completing the second floor is the family bathroom. Externally the property has a south east facing courtyard garden with access to the garage and designated parking space.



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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four bathrooms
- Parking and garage
- Virtual tour
- Central location
- Over 1800 square feet of versatile accommodation
- 4/5 bedrooms

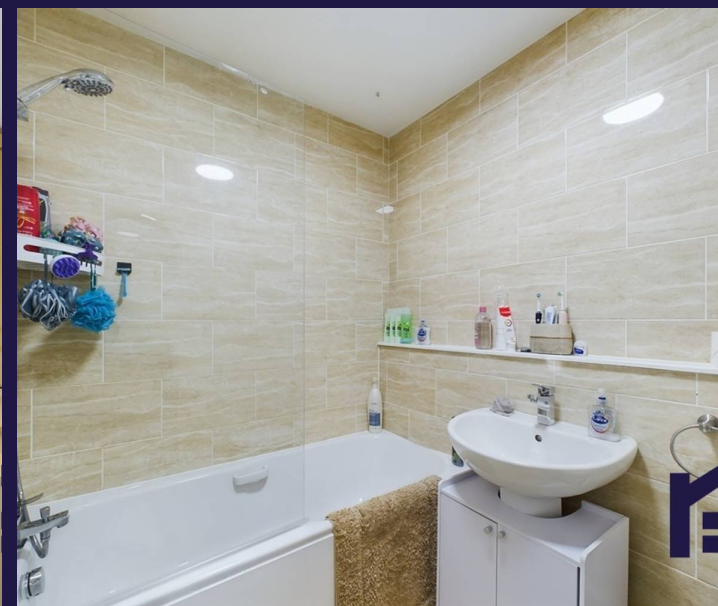
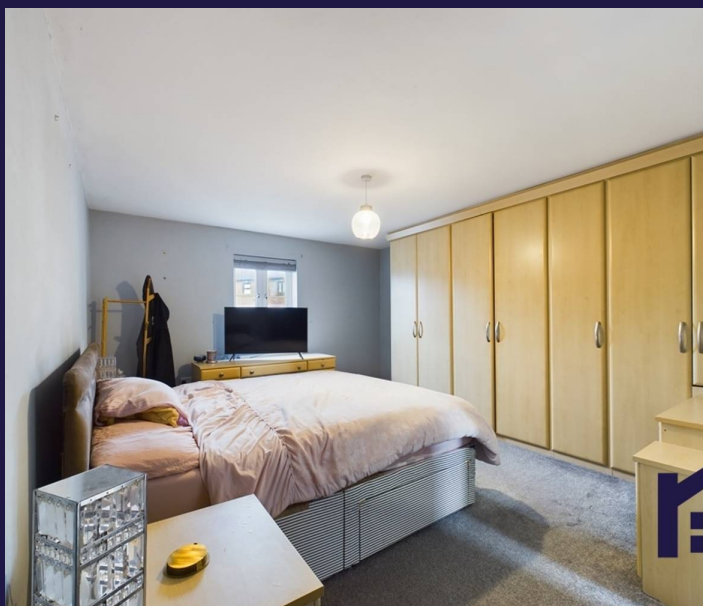


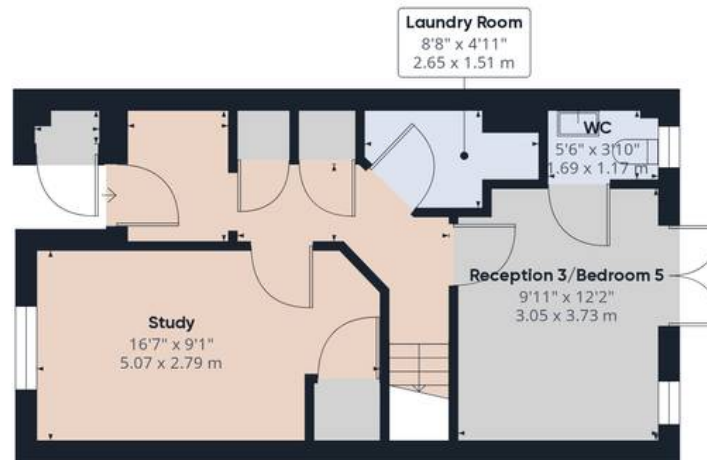
HOME  TRUTHS

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244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1

Approximate total area⁽¹⁾

1818.24 ft²
168.92 m²

Reduced headroom

6.78 ft²
0.63 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2

Floor 3