

HOME  TRUTHS



Hampshire Avenue, Buckshaw Village

PR7 7DF

In Excess of £475,000





Fabulous five double bedroom property set over three floors in a sought after location in the village, offering c 2,300 square feet of versatile accommodation on a substantial corner plot with south facing rear garden. The property sits beautifully on its plot with a green area to the front. The tarmac driveway can accommodate a number of vehicles and leads both to the detached double garage with power, light and EV charging point, and the main entrance. Step into the welcoming hallway with cloakroom off comprising wc and wash hand basin. The ground floor has a really strong flow and the heart of the house is L shaped with plenty of space for both dining and comfortable furniture and the kitchen comprises a range of wall and base units with a range of integrated appliances including gas hob, electric oven and grill, dishwasher, refrigerator and freezer and having patio doors opening to the garden. Completing the ground floor are reception two, which is currently in use as a formal dining room, and the utility room which houses the central heating boiler and has space, power and plumbing for additional appliances. Step outside into the rear garden with lawn, twin decked areas and well stocked raised sleeper beds surrounded by crushed slate. South facing, private and quiet this is the perfect place in which to relax and entertain. Back inside stairs lead to the first floor landing where you will find the large living room with plenty of natural light from windows to the front and rear elevations and a side bay for additional space and views out over the village. The master suite is just a delight and benefits from dressing room with built in storage and en suite comprising bath, wash hand basin, wc, mixer shower in cubicle and ladder heated towel rail.



If you were looking for a property that supported multigenerational living then the first floor really lends itself to just that. Stairs lead up to the second floor landing with linen cupboard and four further double bedrooms. Bedroom two makes an excellent guest room with en suite and access to the partially boarded loft with light, and bedrooms three, four and five have the benefit of the family bathroom comprising bath, wash hand basin, wc and ladder heated towel rail.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Eccleston Branch

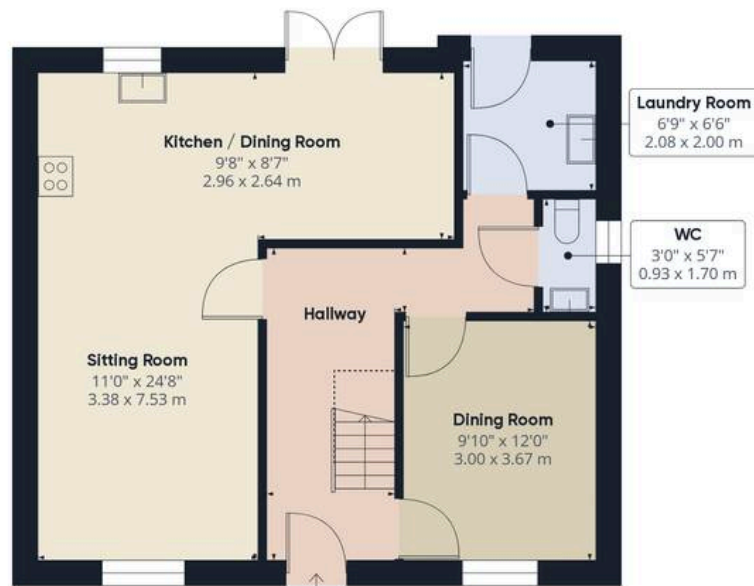
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01257 451673

Coppull Branch

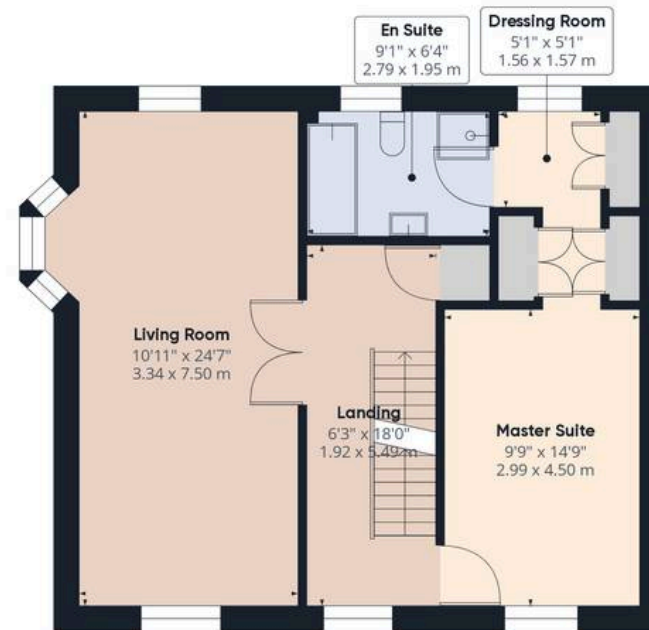
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk

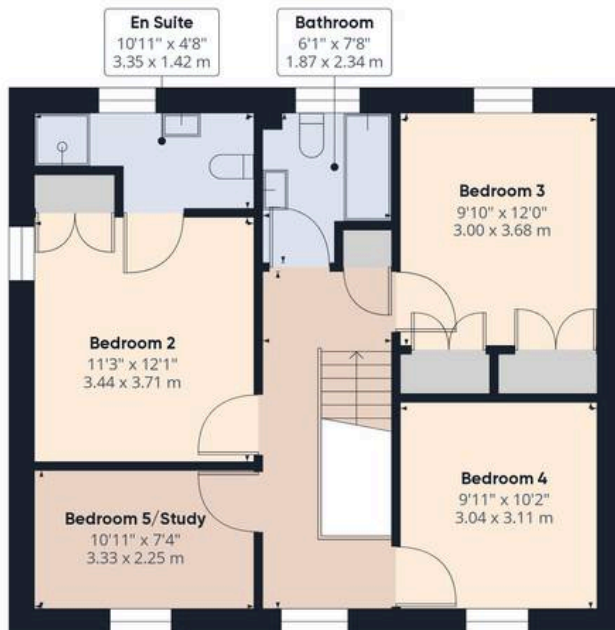




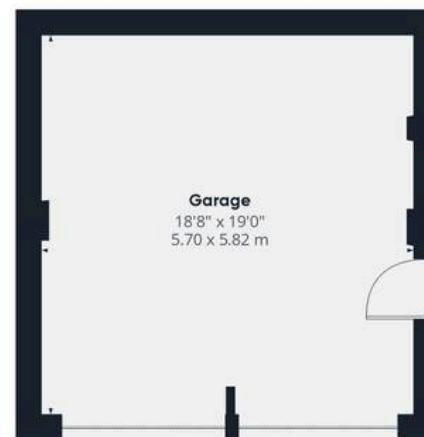
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

2298.41 ft²
213.53 m²

Reduced headroom

12.95 ft²
1.2 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.

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