

HOME  TRUTHS

Elan Place, Buckshaw Village

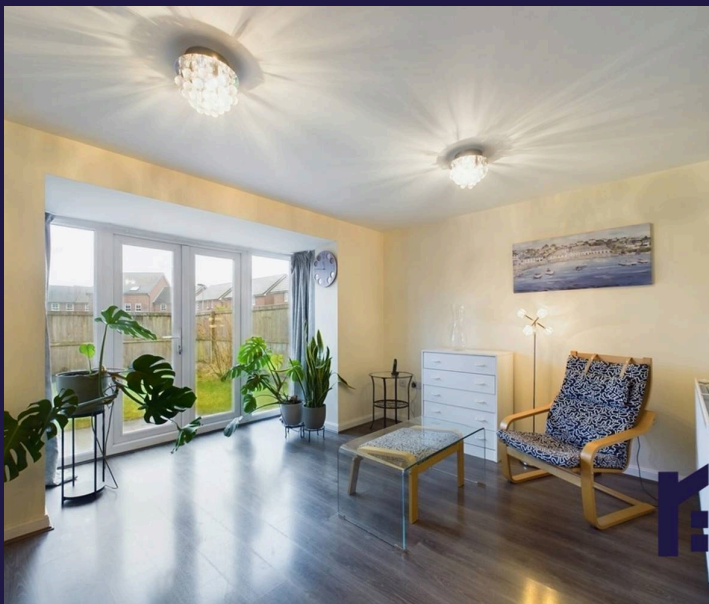
PR7 7JE

In Excess of £235,000





Lovely, spacious four bedroom semi detached property set over three stories and located in the very centre of Buckshaw Village meaning that the excellent schools, amenities and transport links are within easy walking distance. Stroll through the garden to the main entrance and step into the hallway with storage and cloakroom comprising wc and wash hand basin. To the front is the study/home office, whilst to the rear the heart of the house is an open plan living room with kitchen comprising a range of wall and base units and integrated appliances including gas hob, electric oven and grill, refrigerator, freezer, dishwasher and washing machine. French doors lead you outside to the private south west facing garden which is mainly laid to lawn and with gated access both for bins and to the two designated and marked parking spaces that belong to this property. Back inside, stairs lead to the first floor landing with bedroom one to the front having en suite comprising mixer shower in cubicle, wc and wash hand basin, with bedroom two being an equally substantial double to the rear which could also act as an additional reception room if required. To the second floor are two further double bedrooms with Velux type windows and having views over the village, one of which is used as an additional office, divided by the family bathroom comprising bath with shower attachment, wash hand basin and wc. With over 1,000 square feet on offer this is a delightful place to call home.



Lovely, spacious four bedroom semi detached property set over three stories in the very centre of Buckshaw Village with excellent schools, amenities and transport links are within easy reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious semi detached property
- Over 1,000 square feet of accommodation
- Four double bedrooms
- Study/home office
- Two allocated parking spaces
- Virtual tour



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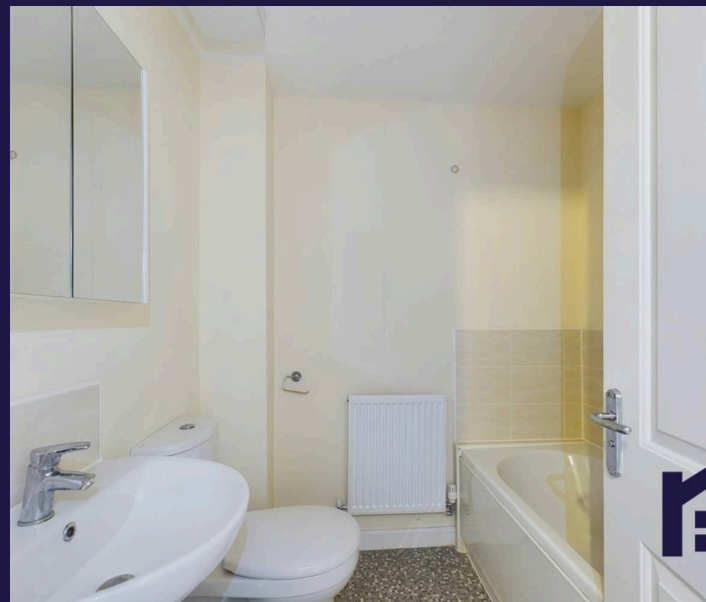
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

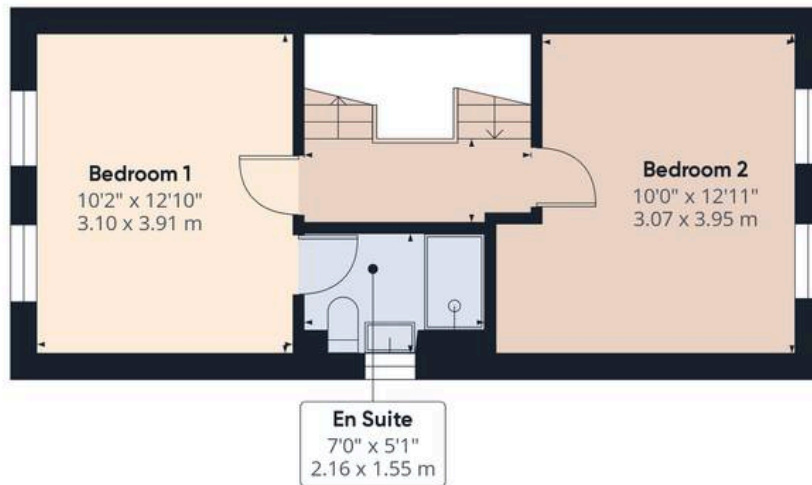
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Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1036.99 ft²
96.34 m²

Reduced headroom

37.13 ft²
3.45 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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