

HOME  TRUTHS

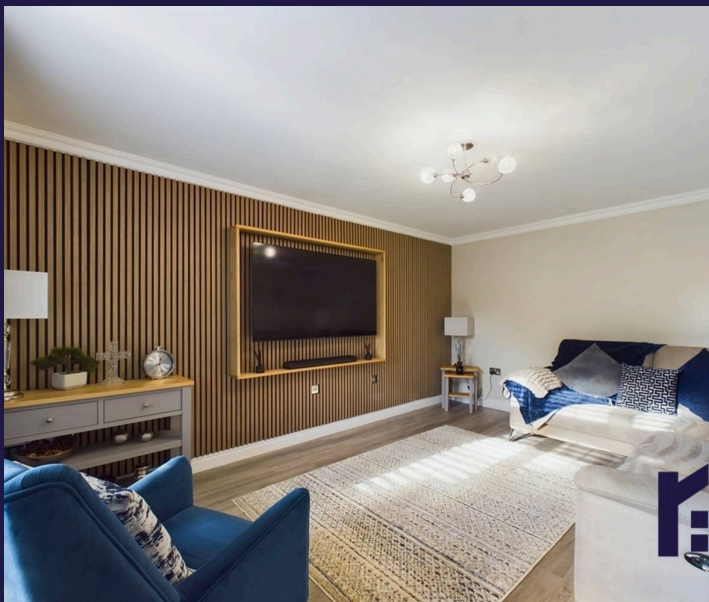
Border Drive, Buckshaw Village

PR7 7HG





Fabulous and spacious semi detached property with four true double bedrooms on a quiet cul de sac within easy reach of all village amenities and having 1400 square feet of versatile accommodation. To the front, the tarmac driveway can accommodate two vehicles and leads both to the detached garage, with power and light, and past mature planting to the main entrance. Step into entrance hallway with Karndean flooring, which runs through much of the ground floor, and having cloakroom off comprising wash hand basin and wc. The delightful living room has panelled media wall and, to the rear, the dining kitchen comprises a range of wall and base units with breakfast bar and integrated appliances including eye level microwave and electric oven by AEG, four burner gas hob, refrigerator and freezer. A separate utility cupboard has space, power and plumbing for additional appliances. Patio doors open to the private, low maintenance rear garden with sun terrace and lazy lawn making it the perfect place in which to relax and entertain. Back inside, stairs lead to the first floor landing with airing cupboard and access to all first floor bedrooms, the largest of which has built in storage, and the elegant family bathroom comprising bath with screen and mixer shower over, wash hand basin, wc and ladder heated towel rail. To the second floor the sumptuous master suite has fitted wardrobes, views out over rooftops and trees and en suite comprising mixer shower in cubicle, ladder heated towel rail, floating wash hand basin and wc.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious semi detached property
- Four double bedrooms
- 1400 square feet of accommodation
- Close to amenities
- Beautifully presented
- Virtual tour



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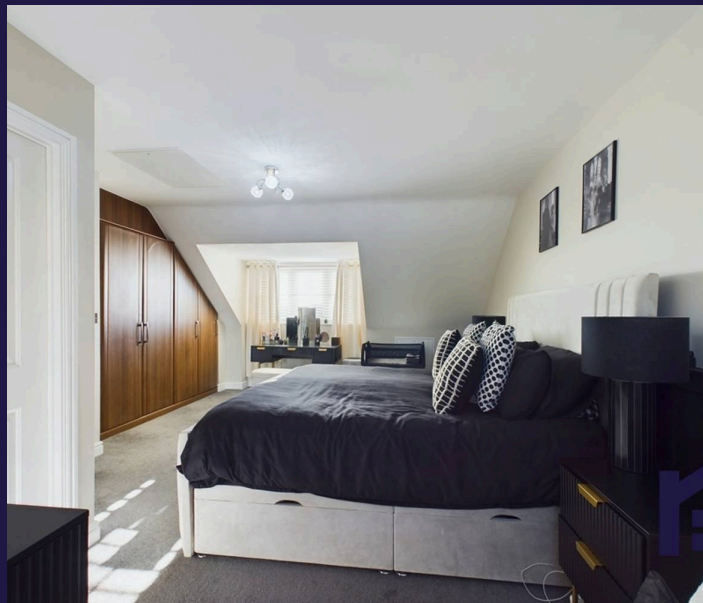
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Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

1401.46 ft<sup>2</sup>

130.2 m<sup>2</sup>

**Reduced headroom**

22.58 ft<sup>2</sup>

2.1 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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