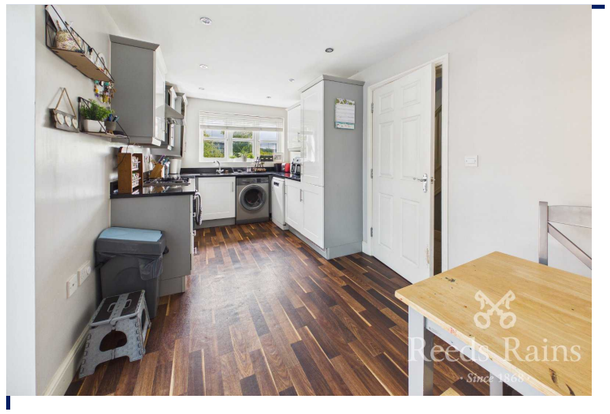
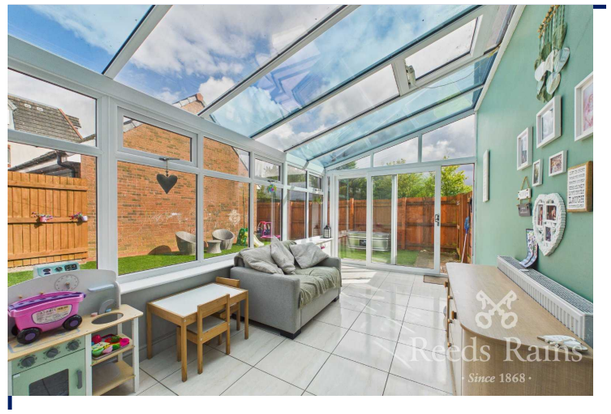
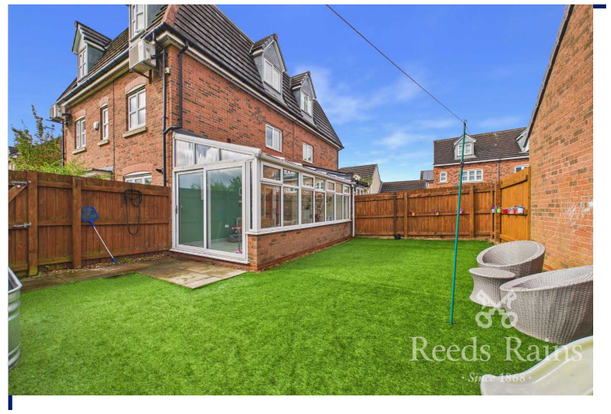


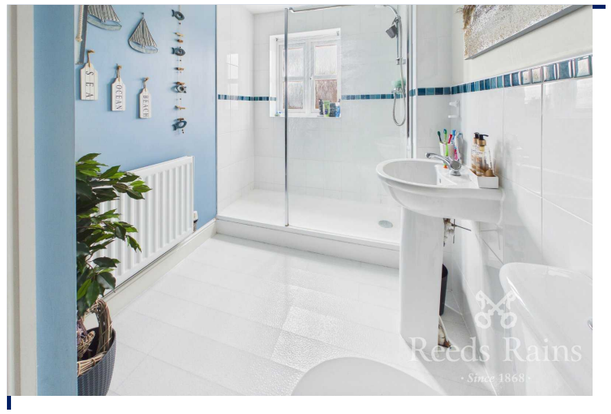














Crompton Walk, Buckshaw Village,
Chorley, Lancashire, PR7

Asking Price: £270,000
Leasehold

Reeds Rains

reedsrains.co.uk

Crompton Walk, Buckshaw Village, Chorley, Lancashire, PR7

Asking Price: £270,000 Leasehold

Council Tax Band: E
EPC Rating: C

AN IDEAL HOME FOR A GROWING FAMILY, PROVIDING VERY SPACIOUS ACCOMMODATION THROUGHOUT AS WELL AS A PRIVATE GARDEN, DRIVEWAY AND GARAGE Providing very ample living and bedroom space throughout this property must be viewed to appreciate everything it provides. On the ground floor there is a welcoming entrance hallway providing access to a WC, spacious lounge, fitted dining kitchen and a conservatory extension. On the first floor there is a shower room and three bedrooms, two of which are doubles. To the top floor there is an impressive main suite with large bedroom, dressing room and four piece ensuite. A driveway provides parking as well as access to the garage, there are private and low maintenance gardens. The property is positioned to provide easy access to a range of amenities including shops, schools and transport links. Call now to arrange your viewing.

Ground Floor

Entrance Hallway
Welcoming hallway accessed by a double glazed door. Radiator. Stairs leading off to the first floor accommodation with under stairs storage cupboard. Doors leading off to the WC, lounge and dining kitchen.

WC
Two piece suite with hand basin and WC. Radiator. Extractor fan.

Lounge
17'9" x 10'1" (5.4m x 3.07m)
Light and spacious reception room with double glazed window and additional double glazed bay window. Radiator. TV point.

Dining Kitchen
17'7" x 8'4" (5.36m x 2.54m)
Double glazed window. Range of wall and base units with worktop surfaces and stainless steel one and a half bowl sink unit with mixer tap. Integrated electric oven and four gas hob with extractor hood over. Integrated fridge freezer. Plumbed for washing machine and dishwasher. Cupboard concealed gas central heating boiler. Radiator. Double glazed French doors leading to the conservatory.

Conservatory
18'6" x 8'7" (5.64m x 2.62m)
Double glazed dwarf wall conservatory with patio doors leading to the garden. Tiled floor. Radiator.

First Floor

Landing
Double glazed window. Radiator. Stairs leading off to the second floor and doors leading to three bedrooms and the shower room.

Bedroom Two
11'3" x 10'4" (3.43m x 3.15m)
Double bedroom with two double glazed windows. Radiator and air conditioning unit.

Bedroom Three
11'8" x 8'4" (3.56m x 2.54m)
Further double bedroom with double glazed window. Radiator.

Bedroom Four
8'3" x 6' (2.51m x 1.83m)
Single bedroom with double glazed window. Radiator.

Shower Room
Double glazed window. Three piece suite comprising hand basin, WC and large walk-in shower area. Part tiled walls. Radiator. Extractor fan. Store cupboard.

Second Floor

Landing
Airing cupboard. Access to the main bedroom.

Bedroom One
17'9" x 11'9" (5.4m x 3.58m)
Impressive main bedroom with two double glazed windows. Radiator and air conditioning unit. Door leading to the spacious dressing room.

Dressing Room
10'4" x 7'9" (3.15m x 2.36m)
Double glazed window. Fitted wardrobe with mirror fronted doors. Radiator. Door leading to the ensuite.

En-Suite Bathroom
Double glazed window. Full four piece suite comprising hand basin, WC, panelled bath and shower cubicle. Part tiled walls. Extractor fan. Shaver point. Store cupboard.

Exterior
To the front of the property, there is a garden area with artificial lawn and pathway leading to the front door. To the rear there is a private enclosed garden area with paved patio and artificial lawn. Gated access to the front.



For full EPC please contact the branch.

Parking and Garage
The property has a driveway providing off-road parking for two cars as well as access to the garage which has an up and over door and light.

Tenure
Tenure Leasehold
Lease Start Date 23/02/2012
Lease Term 250 years from 1 January 2008
Ground Rent - £370 per annum
Buckshaw Service Charge - £150 per year

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk