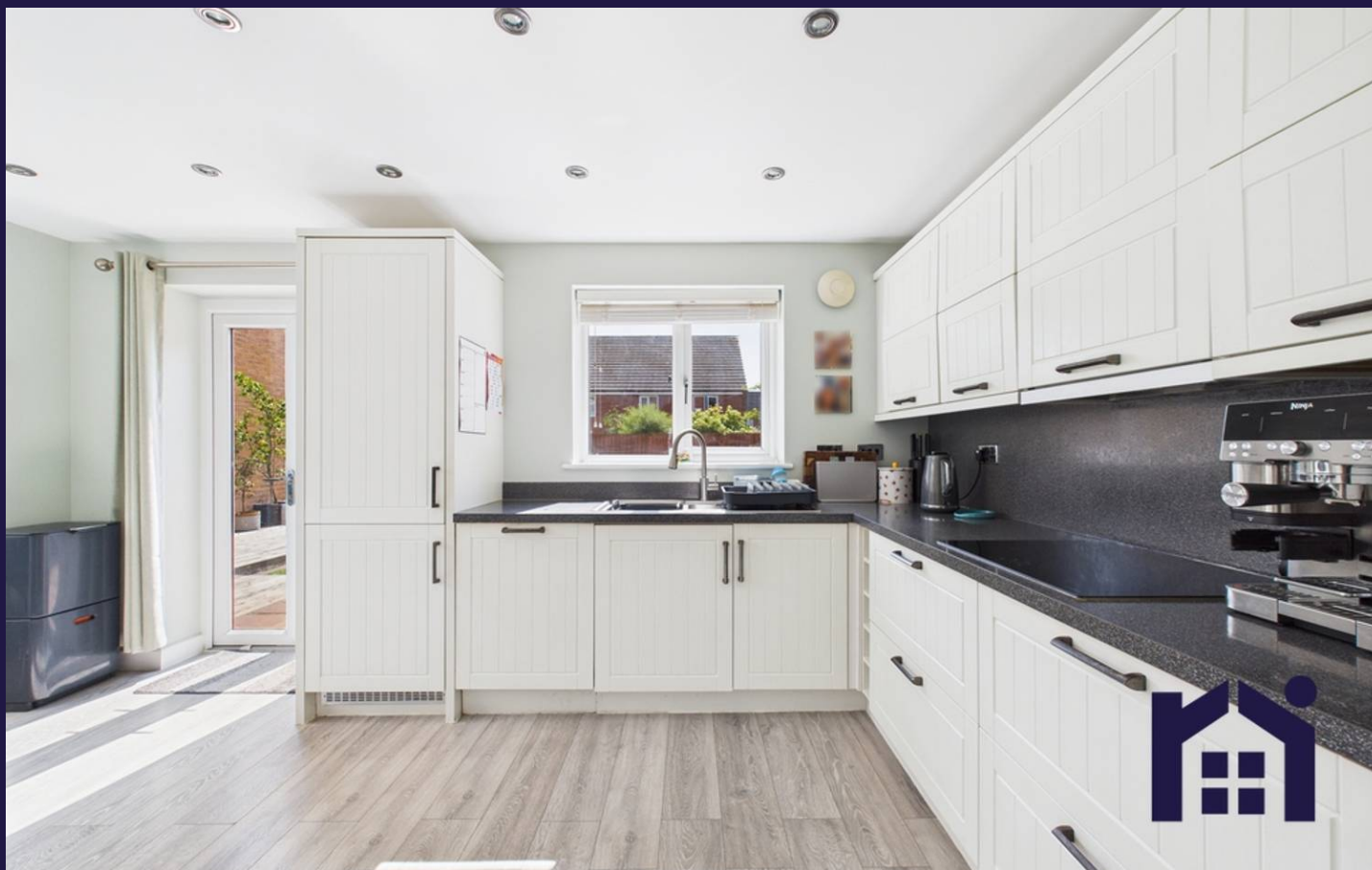


HOME  TRUTHS

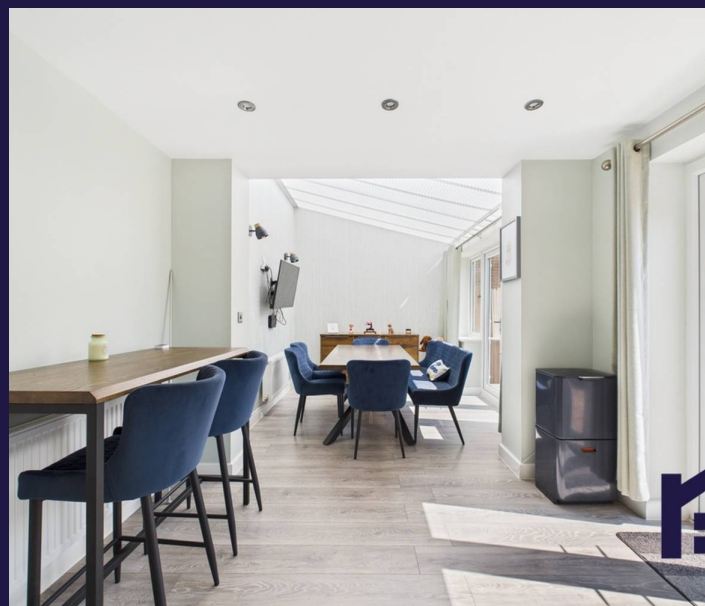


Brookwood Way, Buckshaw Village

PR7 7GW



Fabulous four bedroom detached property offering over 1200 square feet of accommodation with spacious south facing garden, and with wildlife and children's play area just a couple of hundred yards away. The driveway can accommodate two vehicles and leads to the converted detached garage with separate storage area. Stroll along a pathway through mature planting to the main entrance and step into the welcoming hallway with cloakroom off comprising wc and wash hand basin. To the left, the well proportioned bay fronted living room is a lovely serene place in which to relax, and to the right is the study/home office. To the rear the heart of the home has glazed ceiling, plenty of space for both dining and comfortable furniture and the kitchen comprises a range of wall and base units with integrated appliances including electric hob, double electric oven and grill, dishwasher, refrigerator and freezer. A separate utility room has space, power & plumbing for additional appliances including the Baxi central heating boiler. Step outside through either of the sets of patio doors onto the Indian stone sun terrace leading to a decked area, lazy lawn and courtesy door to the garage with power and light. Sit back and enjoy the outdoors without having to worry about cutting the grass. Back inside, stairs lead to the first floor landing with linen cupboard and ladder access to the part boarded loft with light. Bedroom one has built in wardrobes and en suite comprising electric shower in cubicle, wc, wash hand basin and ladder heated towel rail. Bedrooms two and three are also doubles with built in storage with bedroom four a comfortable single currently enjoying life as an additional office. Completing the accommodation, the bathroom comprises bath with screen and shower attachment, wc, wash hand basin and ladder heated towel rail.



Fabulous four bedroom detached property offering over 1200 square feet of accommodation with spacious south facing garden, with wildlife and children's play area just a couple of hundred yards away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious detached property
- Four bedrooms
- Over 1200 square feet
- South facing garden
- Close to amenities and primary transport routes
- Virtual tour



HOME  TRUTHS

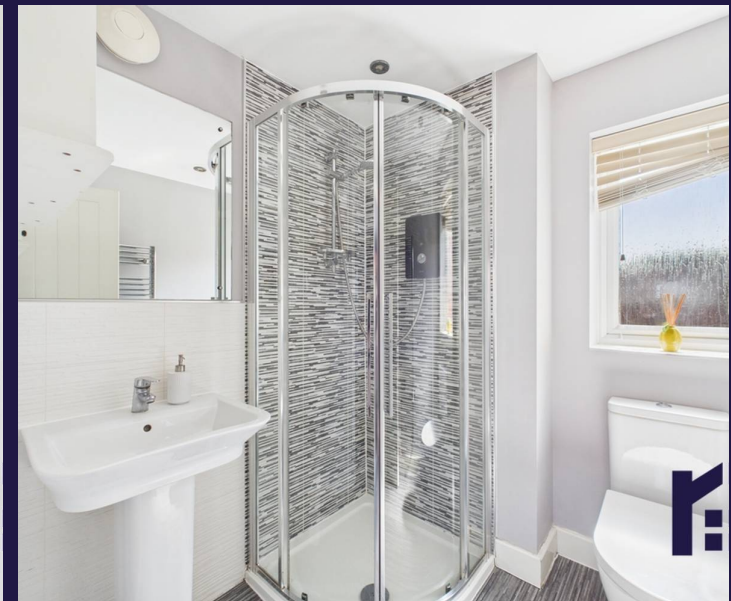
Eccleston Branch

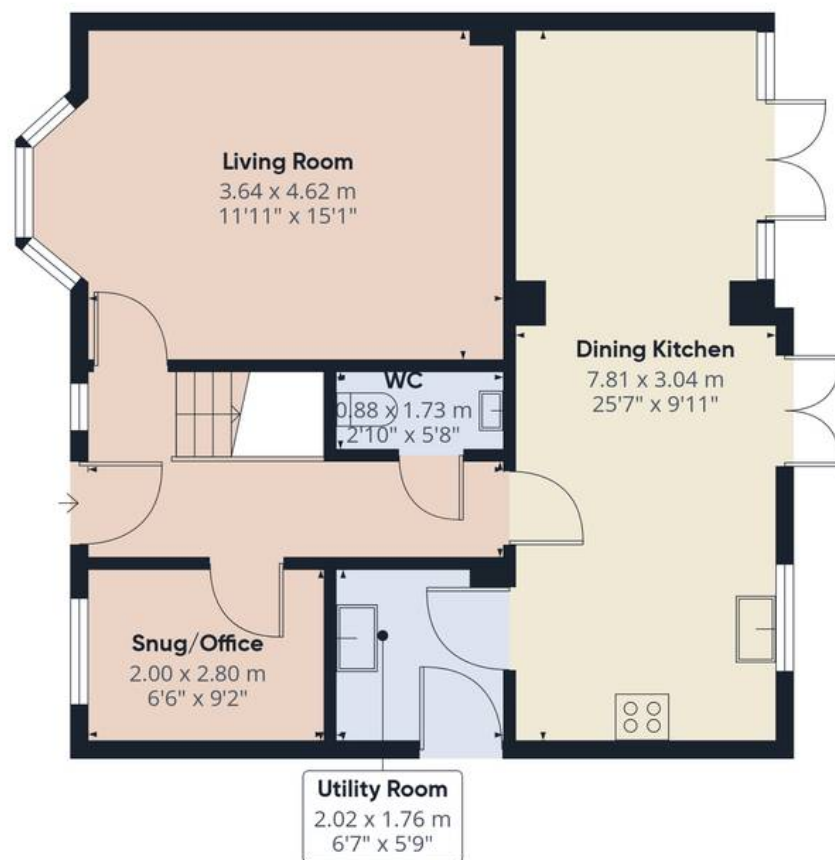
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

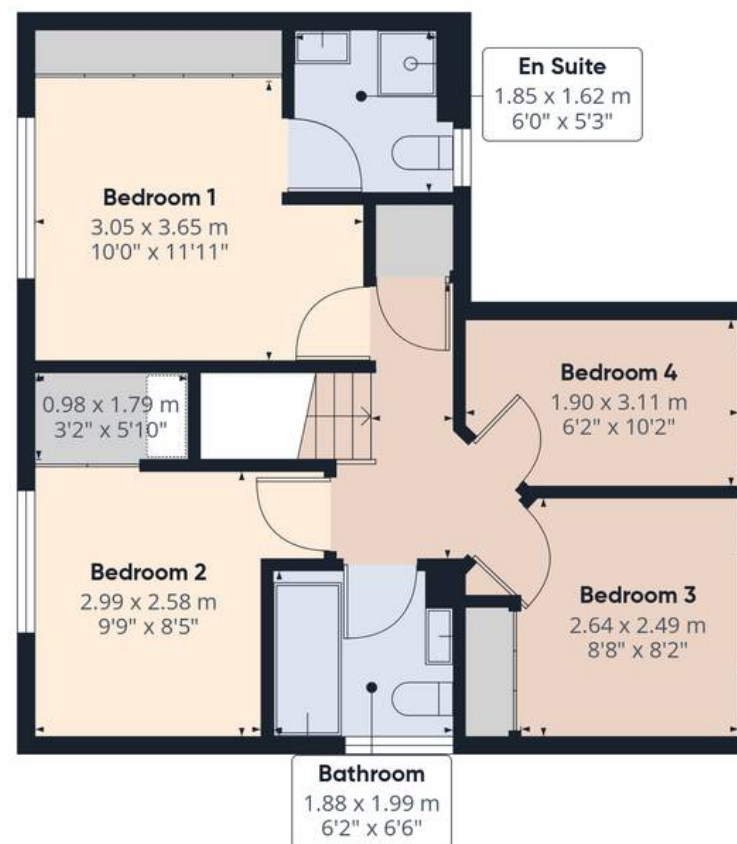
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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office@hometruthslancs.co.uk





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
118.2 m²
1274 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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