

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



FOR SALE

**34 OLD THORNS CRESCENT
BUCKSHAW VILLAGE
CHORLEY
PR7 7JP**



Price: Offers Over £195,000

- Stylishly appointed end mews house
- Located in a quiet cul-de-sac in the ever popular Buckshaw Village
- Three bedrooms
- Open plan dining kitchen
- Four-piece family bathroom & ground floor cloakroom
- Off road parking for two vehicles

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

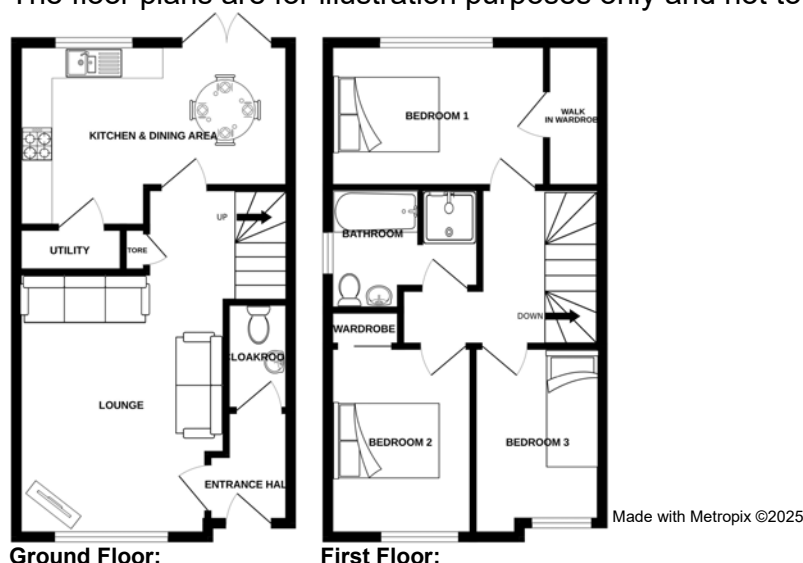
Description:

This well-appointed, end mews house is situated in a quiet cul-de-sac on the western edge of the popular Buckshaw Village with its wide array of amenities including primary schools, medical centre, leisure facilities, supermarkets and public houses. Buckshaw Village is an ideal location for those commuting to Preston or Manchester with the M6 & M61 motorways only a short drive away, while Buckshaw Park Train Station give links to Manchester and Preston.

This property would make a perfect home for a young family or those downsizing and is available with no onward chain. The stylishly presented and suitably proportioned accommodation provides three bedrooms, good size lounge, open plan kitchen & dining area, ground floor cloakroom and four-piece bathroom. Externally, the driveway enables parking for two vehicles at the front and to the rear is a pleasant lawned garden.

Floor Plan:

The floor plans are for illustration purposes only and not to scale

**Accommodation: Ground Floor**

(all sizes are approx)

Entrance Hall

PVCu double-glazed door. Central heating radiator.

Cloakroom

Two-piece suite consisting of close coupled WC and pedestal hand basin. Central heating radiator.

Lounge 4.5m x 3.6m max (14'8 x 11'8 max)

PVCu double-glazed window. Central heating radiator. Store under stairs.

Dining Kitchen 4.7m x 3.1m max (15'7 x 10'2 max)

Range of 'smooth gloss' white fitted cupboards and drawers complimented with 'slate' style laminate worktops including stainless steel sink unit and drainer. Integrated electric oven, gas hob, cooker hood, dishwasher and fridge freezer. Ariston gas combination boiler. Tiled flooring. PVCu double-glazed window and French door. Utility cupboard plumbed for washing machine.

First Floor**Landing**

Central heating radiator.

Bedroom 1 3.7m x 2.5m (12'2 x 8'1)

PVCu double-glazed window. Central heating radiator. Walkin wardrobe.

Accommodation: **Bedroom 2** 3.2m x 2.5m (10'5 x 8'1)

(continued)

PVCu double-glazed window. Central heating radiator. Fitted wardrobe.

Bedroom 3 3.2m max x 2.2m (10'5 max x 7'2)

Central heating radiator. PVCu double-glazed window.

Bathroom

Lovely white four-piece bathroom suite comprising of shower cubicle, bath, vanity wash basin and WC. Part tiled walls. Storage cabinets. PVCu double glazed window. Central heating radiator.

Outside:

To the front of the house are a selection of planted shrubs and the tarmacadam driveway enables on-site parking for two vehicles. To the side of the house is a useful storage area whilst at the rear is a very pleasant lawned garden with concrete flagged patio and timber shed.

Energy Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure:

It is understood the site is Freehold.

Assessment:

According to the Valuation Office Agency's website, house has been placed in Band C and currently equates to a Council Tax of approximately £2070.

Services:

Mains gas, electricity and water supplies are laid on and the drains connect into the mains sewer.

Note:

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.

To View:

Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Cloakroom



Lounge



Lounge



Kitchen



Dining Area



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden