



**redrose**

**11 Farriers Way**

Buckshaw Village, Chorley, PR7 7BH

Beautifully presented three bedroom semi detached home with en suite to the master bedroom. Lovely kitchen/diner with patio doors to a low maintenance garden, driveway to the side for 2 vehicles and lounge with bay window to the front. This lovely property is a perfect first time buy or downsize and is for sale with no onward chain...

**Asking Price Of £210,000**

EPC Rating 'TBC'





## Property Description

### ENTRANCE HALLWAY

Main entrance door to front. Central heating radiator. Stairs to first floor.

### LOUNGE (3.32 m X 5.05 m)

Central heating radiator. UPVC double glazed box bay window to front.

### KITCHEN/DINER (3.12m X 4.35m)

Fitted with a range of wall and base units with contrasting work surfaces. Inset single bowl stainless steel sink drainer unit. Built in electric oven and gas hob with extractor fan over. Integrated dishwasher, washing machine and fridge freezer. Central heating radiator. UPVC double glazed window to rear. UPVC double glazed French doors to rear.

### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Central heating radiator. Extractor fan. UPVC double glazed window to side.





#### LANDING

Spindle balustrade. Loft access. UPVC double glazed window to side.

#### BEDROOM ONE (3.09 m X 3.32 m)

Modern fitted wardrobes and drawers. Central heating radiator. Airing cupboard. Two UPVC double glazed windows to front.

#### EN-SUITE

Modern three piece suite in white comprising step in shower cubicle, wash hand basin and WC. Tiled floor. Tiled splash backs. Inset spotlighting. Extractor fan.



#### BEDROOM TWO (2.30m X 3.15 m)

Central heating radiator. UPVC double glazed window to rear.

#### BEDROOM THREE (2.12m X 2.14m)

Central heating radiator. UPVC double glazed window to rear.

#### BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and WC. Tiled floor. Tiled splash backs. Heated towel radiator. Inset spotlighting. Extractor fan.



#### REAR GARDEN

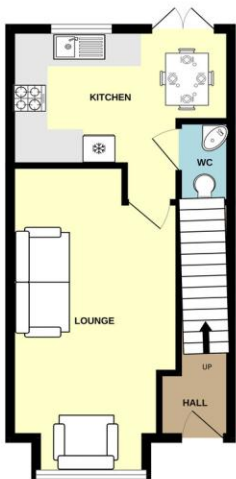
To the front of the property is a low maintenance lawn. A driveway provides off road parking. The rear garden is fully enclosed and a good size. There is a large patio area to the rear, lawn and decorative gravel borders with planted shrubs.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, bedrooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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