



redrose

4 Darwen Fold Close

Buckshaw Village, Chorley, PR7 7DT

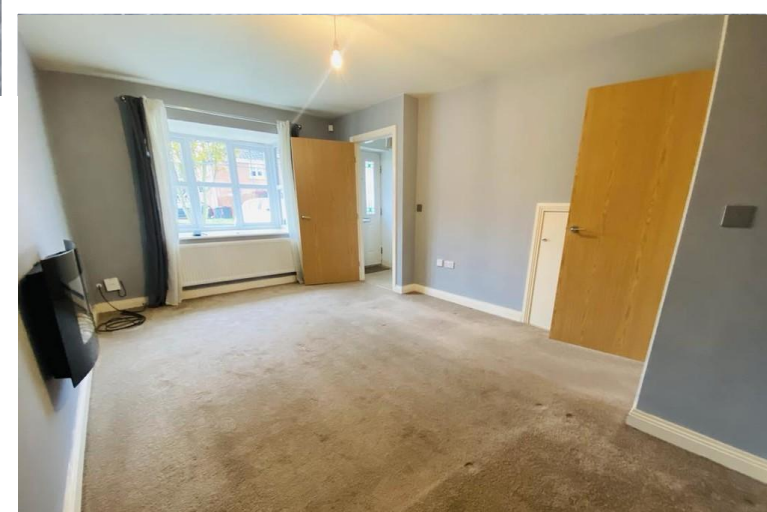
Located at the end of a quiet cul-de-sac, this cozy three-bedroom mews house is a great starter home. Driveway to the side for 2 vehicles, a master bedroom with an en suite, and a good-sized garden. The ground floor includes a practical kitchen/diner, a handy cloakroom, and a lounge with a bay window to the front

Asking Price Of £199,000

EPC Rating '68'

NO CHAIN...





Property Description

OUTSIDE FRONT

Driveway for 2 vehicles, lawn and established tree and pathway to front door. The property is situated at the head of a quiet cul de sac.

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

Two double glazed windows to front, radiator and fitted wardrobes. Door to en suite.

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 3.15m)

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.

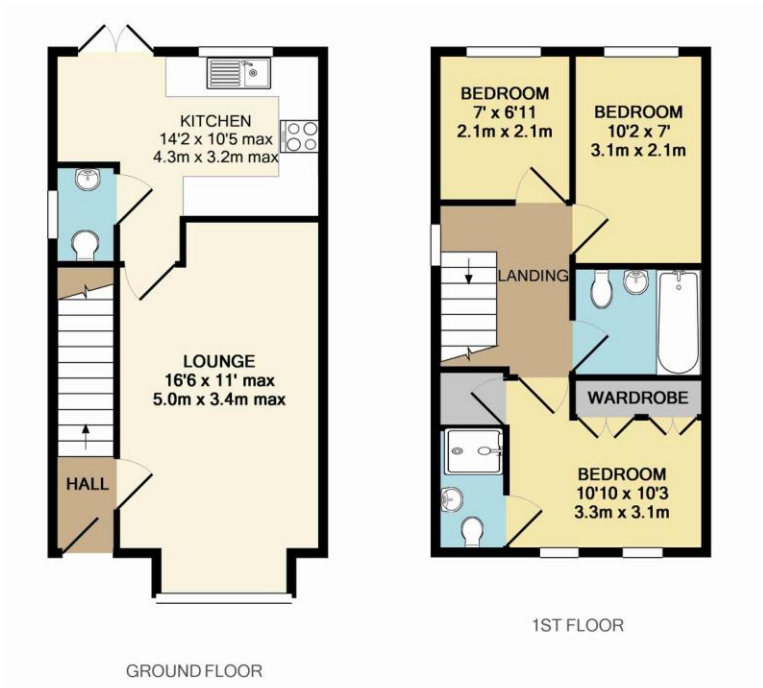
BATHROOM

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

The rear garden is fully enclosed and a good size. There is a large patio area, lawn and established trees.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements