



redrose

35 Sunningdale Drive

Buckshaw Village, Chorley, PR7 7ED

Set on a quiet cul de sac, this lovely 3 bedroom mews home is a perfect step onto the property ladder or an ideal downsize. With three good size bedrooms, lovely kitchen/diner and bright open lounge. the garden has allocated parking for 2 vehicles and a lovely low maintenance, sunny rear garden.

Asking Price Of £197,000

EPC Rating '78'





Property Description

HALLWAY

6' 7" x 3' 7" (2.03m x 1.11m) Front entrance door, radiator, ceiling light point, door to cloaks, door leading to

CLOAKS

5' 8" x 2' 11" (1.75m x 0.89m) Double glazed window to front elevation. W/c and wash hand basin with tile splash back. radiator and ceiling light point.

LOUNGE

18' 0" x 15' 5" (5.49 maxm x 4.71 maxm) Double glazed window to front elevation. Radiator and ceiling light point. Stairs to first floor and door leading through to

KITCHEN/DINER

15' 1" x 11' 6" (4.61m x 3.52m) Lovely bright kitchen. Double patio doors to rear West facing, low maintenance garden. Fitted wall and base units in white gloss with contrasting worktop. 4 Ring gas hob, single electric oven with extractor over. Stainless steel sink and drainer with mixer tap. Plumbing for washing machine and space for



tumble dryer or dishwasher. Space for fridge/freezer. Radiator, wall extractor and ceiling light points. Door to understairs storage.

MASTER BEDROOM

12' 10" x 8' 6" (3.93m x 2.61m) Nice double room with double glazed window to front elevation, radiator and ceiling light point.

BEDROOM TWO

10' 3" x 8' 7" (3.13m x 2.64m) Double glazed window to rear, radiator and ceiling light point.

BEDROOM THREE

9' 9" x 6' 3" (2.99 m x 1.91m) Double glazed window to front elevation, radiator and ceiling light point.

FAMILY BATHROOM

8' 0" x 5' 4" (2.45m x 1.63 m) W/c, wash hand basin. Bath with electric shower over, tiled interior. Radiator and ceiling light point.

LANDING

11' 8" x 2' 11" (3.56 m x 0.90m) Stairs from ground floor. Loft hatch, door to storage cupboard, balustrade, doors to connecting rooms and ceiling light points.



Aerial boundary view for illustrative purposes only

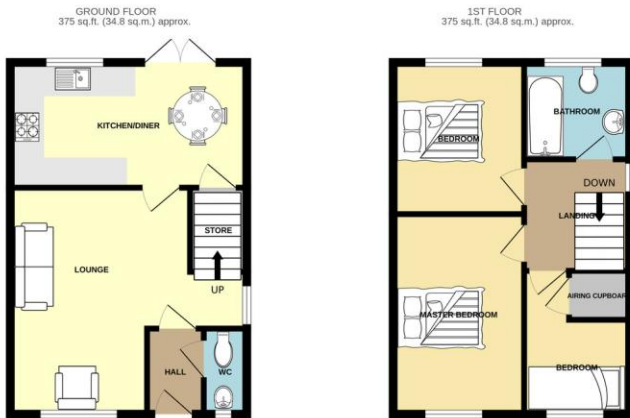
OUTSIDE REAR

Sunny, west facing garden, low maintenance with artificial grass and with private fencing surrounding the garden. gate entrance to parking.

MORTGAGE

If you would like a Free Mortgage Consultation our Financial Adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.





TOTAL FLOOR AREA: 749 sq. ft. (69.6 sq. m.) approx.
 Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or efficiency. See also www.redrose.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(69-80)	C	78	
(55-68)	D		
(39-54)	E		

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