



redrose

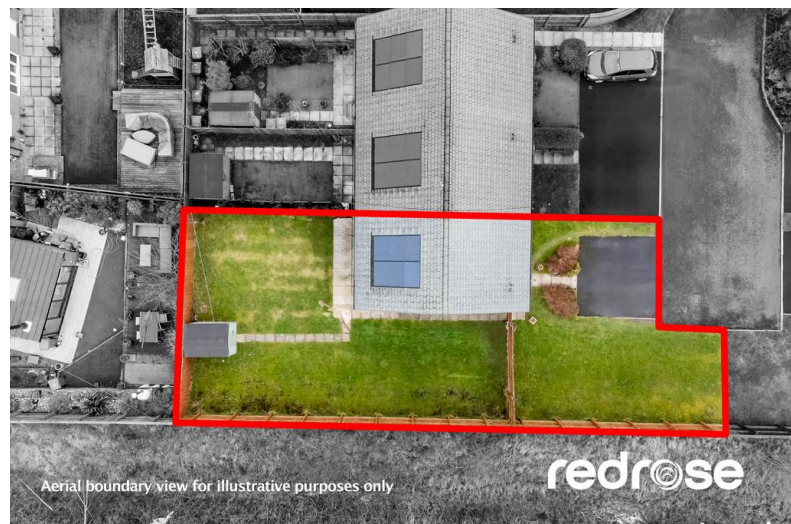
38 Whitley Drive

Buckshaw Village, Chorley, PR7 7JY

This beautiful 2 bedroom end terrace home is set on a lovely quiet cul de sac with large garden and 2 great size double bedrooms. Built by Redrow, this lovely home is a perfect first step onto the property ladder and rarely available to market. The property is offered for sale on 50% shared ownershi...

Shared Ownership £99,000

EPC Rating '83'



Aerial boundary view for illustrative purposes only



Property Description

OUTSIDE FRONT

Situated on a quiet cul de sac with parking in front for 2 vehicles. lawn and pathway leading to the rear.

LOUNGE/DINER

13' 4" x 12' 7" (4.08m x 3.86m) Lovely bright lounge with double glazed window to rear and door to garden. Ceiling light point and radiator.

KITCHEN

9' 5" x 6' 2" (2.88m x 1.89m) Contemporary kitchen with a range of wall and base units, space for fridge/freezer, oven and grill. Space for washing machine, sink and drainer and double glazed window to front. vinyl flooring and ceiling light point. The kitchen opens into the hallway.

CLOAKROOM

5' 3" x 3' 7" (1.62m x 1.11m) With low level WC and wash hand basin. Ceiling light point, radiator and vinyl flooring.

FIRST FLOOR



Landing with doors to bedrooms, bathroom and storage cupboard.

BEDROOM ONE

10' 11" x 11' 9" (3.34m x 3.58m) Good size double room with 2 double glazed windows to rear, ceiling light point and radiator.

BEDROOM TWO

12' 7" x 8' 2" (3.86m x 2.50m) Another great size double with double glazed window to front, ceiling light point and radiator.

BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m) With three piece bathroom suite, bath with shower over and glass screen, tiled wall, low level wc, wash hand basin, tiled flooring and ceiling light point. radiator and door to storage cupboard.

OUTSIDE REAR

Great size, sunny, west facing garden laid mainly to lawn with patio and gate to rear access and parking. Further lawn to the side.

SHARED OWNERSHIP SCHEME

The property is offered as 50% shared ownership with Progress housing. There is a rent charge of £238.15pcm which includes buildings insurance and ground maintenance. You must qualify for the shared ownership scheme.

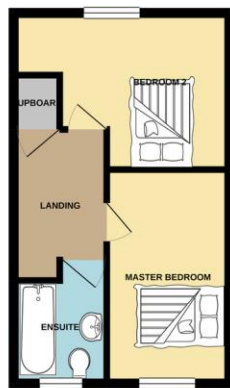
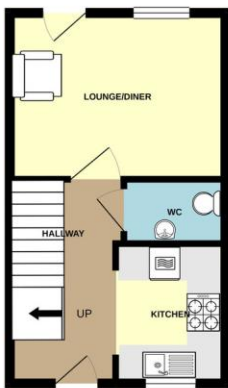
Further details are available regarding the shared ownership scheme by emailing mstevenson@progressgroup.org.uk





GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.

1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of works, materials, views and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The structure, fixtures and appliances shown here are not intended and no guarantee as to their condition or availability can be given. Made with AutoCAD 2012.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		

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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 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