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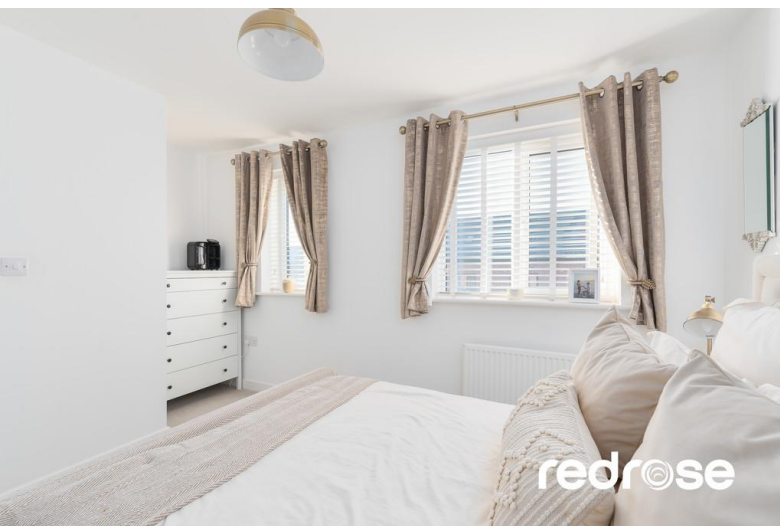
45 Corsair Drive

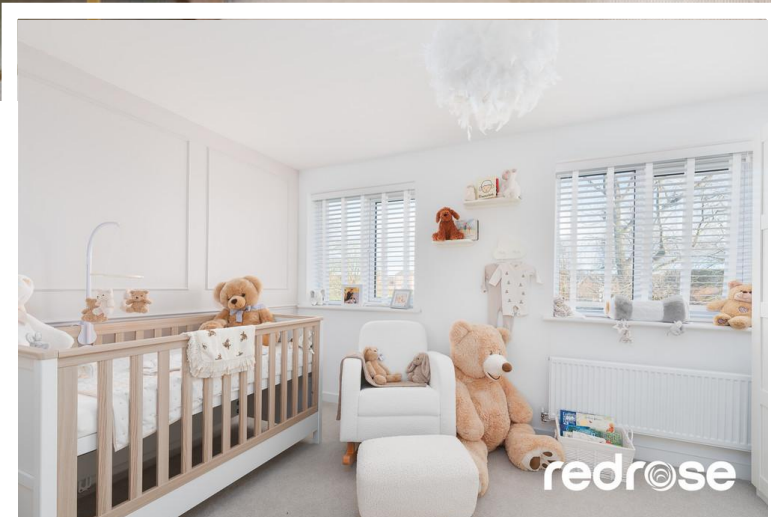
Buckshaw Village, Chorley, PR7 7LZ

This beautiful three-bedroom townhouse boasts versatile living spread across three floors. Impeccably maintained with upgraded features, it presents an ideal option for first-time buyers. The adaptable ground floor features a separate dining room that is currently used as a home office. An upgraded kitchen/diner seamlessly flows into a sun-drenched garden, while the first-floor lounge offers serene views over a charming green space. The master bedroom has an en suite, with two additional double bedrooms occupying the top floor..

£245,000

EPC Rating '85'





Property Description

GROUND FLOOR

Lovely bright entrance hallway, tiled throughout with doors to cloakroom, dining room/study and kitchen.

KITCHEN/BREAKFAST ROOM

13' 1" x 12' 10" (4m x 3.9m) Beautifully upgraded kitchen/breakfast room, tiled throughout with a wide range of wall and base units in contemporary grey gloss and upgraded marble worktops. Integrated fridge/freezer, dishwasher and washer/dryer. Double glazed patio doors to the rear garden and double glazed window. Storage cupboard under stairs. Downlights throughout.

CLOAKROOM

Low level WC, wash hand basin, ceiling light point and tiled flooring.

DINING ROOM/STUDY

9' 11" x 8' 11" (3.03m x 2.71m) This room is currently used as a study with double glazed window to front, ceiling light point and radiator.



FIRST FLOOR

LOUNGE

13' 1" x 9' 2" (4.0m x 2.81m) Bright and cozy lounge with double glazed window to front and Juliet balcony. Ceiling light point and radiator.

MASTER BEDROOM

13' 1" x 9' 4" (4.0m x 2.87m) Two double glazed windows to rear, ceiling light point, radiator and door to en-suite.

EN SUITE

Low level WC, wash hand basin and fully tiled shower cubicle. downlight and radiator.



SECOND FLOOR

Stairs to first floor landing.

BEDROOM TWO

13' 1" x 10' 2" (4m x 3.11m) Two double glazed windows to rear, ceiling light point, radiator and door to hallway.

BEDROOM THREE

13' 1" x 9' 7" (4m x 2.93m) Two double glazed windows to front, ceiling light point, radiator and door to hallway.

GARDEN

Low maintenance, south facing rear garden with patio and artificial grass. Gate access to rear.





TOTAL FLOOR AREA: 1044 sq ft (97.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, window opening, door and other dimensions are approximate and no responsibility is taken for any error disclosed in this contract. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown here are not guaranteed and no guarantee is given as to their operation or efficiency over the years.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	85	
(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