



redrose

38 Main Street

Buckshaw Village, Chorley, PR7 7AQ

This charming family home combines space, comfort and convenience. Inside, a welcoming hallway leads to a generous living room with feature fireplace, while the modern kitchen-diner to the rear is perfect for both everyday living and entertaining, opening directly onto the well-kept garden. Upstairs offers three well-proportioned bedrooms and a stylish family bathroom. With the added benefit of a garage and a superb location close to village amenities, schools and transport links, this home is ideal for modern family life.

Offers In Excess Of £185,000

EPC Rating 'TBC'





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Property Description

ENTRANCE HALL

UPVC door into the entrance hallway. Door to lounge and ground floor WC. Laminate flooring. Radiator.

DOWNSTAIRS WC

5' 9" x 2' 11" (1.75m x 0.89m) WC and hand wash basin. Radiator. Laminate flooring.

LOUNGE

15' 9" x 15' 1" (4.8m x 4.6m) A spacious lounge with stairs to the first floor. Double glazed window to front. Laminate flooring. Radiator. Door to kitchen.

KITCHEN/DINER

15' 0" x 8' 10" (4.57m x 2.69m) Fitted with a range of wood effect base and wall units with roll top work surfaces over incorporating stainless steel sink unit. Built in oven, hob and extractor hood. Built in fridge freezer. Space for washing machine and dishwasher. Understairs storage cupboard. Double glazed window to rear. Double glazed patio door to rear.





FIRST FLOOR LANDING

With doors off to bedrooms one, two and three and family bathroom. Loft access.

BEDROOM ONE

13' 4" x 8' 7" (4.06m x 2.62m) Double glazed window to front. Built in wardrobes. Radiator.

BEDROOM TWO

10' 8" x 8' 7" (3.25m x 2.62m) Double glazed window to rear. Radiator.

BEDROOM THREE

10' 2" x 6' 5" (3.1m x 1.96m) Double glazed window to front. Storage cupboard. Radiator.

FAMILY BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m) Fitted with a suite comprising of panel bath with mains fed shower over, hand wash basin in vanity unit with storage and WC. Double glazed obscured window to rear. Part tiled walls. Shaver point.

GARDEN

Fenced and enclosed low maintenance rear garden with side access gate.

GARAGE

Single garage in a block, with up and over door. Allocated parking space.

LEASEHOLD

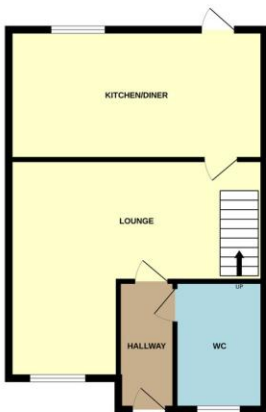
The lease is for 155 years from 20 Dec 2007, therefore there are 136 years remaining on the lease





GROUND FLOOR
557 sq. ft. (51.7 sq.m.) approx.

1ST FLOOR
530 sq. ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq. ft. (100.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these various rooms are only approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown here have been listed and no guarantee as to their operability or otherwise can be given.
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