



**redrose**

**61 Old Worden Avenue**

Chorley, Buckshaw Village, PR7 7DG

This beautifully presented two-bedroom end-of-terrace home offers stylish, move-in-ready accommodation and an excellent range of modern energy-efficient features, including an electric heat pump heating system, household battery and solar panels.

**£185,000**

EPC Rating 'B'

The well-appointed accommodation briefly comprises an inviting entrance hallway, contemporary fitted kitchen, convenient downstairs WC, and a spacious lounge with patio doors opening onto the beautifully landscaped rear garden — perfect for relaxing or entertaining. To the first floor are two generously sized bedrooms and a modern family bathroom finished to a high standard. Externally, the property further benefits from a garage with driveway parking to the front, along with two additional parking spaces situated to the rear of the garden, providing ample off-street parking.





## Property Description

### GROUND FLOOR

#### HALLWAY

Welcoming entrance hallway with vinyl flooring, staircase rising to the first floor, and useful under-stairs storage cupboard. The hallway provides access to the cloakroom, lounge, kitchen, additional storage cupboard, and is open plan to the kitchen area.

#### KITCHEN

8' 11" x 6' 2" (2.72m x 1.88m) Well-appointed kitchen fitted with a matching range of wall and base units with work surfaces over. Features include a 1½ bowl stainless steel sink, integrated fridge/freezer and dishwasher, built-in eye-level electric fan-assisted oven, integrated microwave, and extractor hood. UPVC double-glazed window to the front aspect provides natural light.



#### WC

Conveniently located cloakroom fitted with a two-piece suite comprising wash hand basin and close-coupled WC.

#### LOUNGE

12' 8" x 12' 7" (3.88m x 3.86m) Bright and spacious reception room featuring two UPVC double-glazed windows to the rear and UPVC sliding patio doors opening directly onto the garden.

#### FIRST FLOOR

Vinyl flooring, pendant lighting, loft access hatch (the loft is boarded and has ladder and light), and built-in cupboard. Doors leading to all bedrooms and bathroom.



#### BEDROOM ONE

12' 7" x 8' 11" (3.86m x 2.74m) Well-proportioned double bedroom with UPVC double-glazed window overlooking the rear aspect. Includes fitted carpet and pendant lighting.

#### BEDROOM TWO

12' 7" x 8' 2" (3.86m x 2.50m) Second double bedroom with UPVC double-glazed window to the front, fitted carpet, and pendant lighting.

#### FAMILY BATHROOM

Contemporary bathroom fitted with a three-piece suite comprising a panelled bath with shower enclosure and glass screen, wash hand basin, and close-coupled WC. Finished with tiled flooring and recessed ceiling spotlights.



#### GARDEN

The garden is fenced and enclosed and laid to low maintenance gravelled patio areas on two levels. Side gate gaining access to parking spaces.

#### PARKING

To the rear of the property there are two allocated parking spaces. EV charging point.

#### GARAGE

Up and over door. Parking space in front of garage.





## SOLAR PANELS

The property benefits from a newly installed electric heating system, supported by solar panels on both sides of the roof which feed into the mains grid. The system is further enhanced by a heat pump and battery storage, improving overall energy efficiency and allowing excess power to be stored for later use. Energy management and supply are provided via Octopus Energy, helping to maximise efficiency and keep running costs to a minimum. As a result, the current owners enjoy very low ongoing energy expenses and are largely self-sufficient in meeting the home's electricity needs.



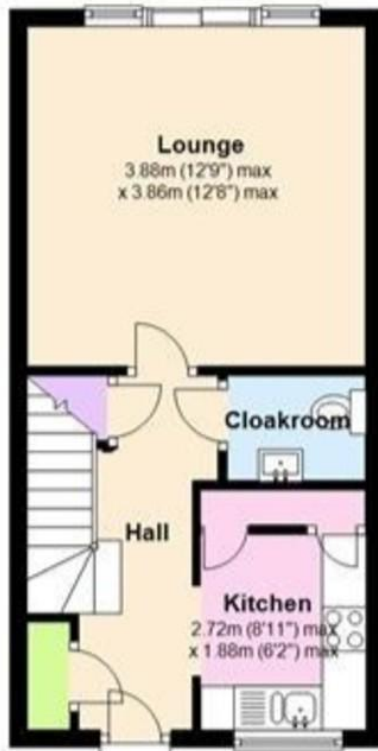
## MORTGAGES

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.





## Ground Floor



## First Floor



This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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