



redrose

31 Ayrshire Close

Buckshaw Village, Chorley, PR7 7DA

A perfect first step onto the property ladder with your own front door, offering a great alternative to an apartment. This lovely, one bedroom duplex has great open plan living space with vaulted ceiling, one double bedroom and shower room to the ground floor.
For sale with NO ONWARD CHAIN

Offers In Excess Of £80,000

EPC Rating '75'





Property Description

HALLWAY

Front door leading to entrance hallway with doors to bedroom and shower room. Ceiling light point, radiator and stairs to first floor.

BEDROOM

8' 0" x 10' 8" (2.44m x 3.27m) Good size double with double glazed window to front, ceiling light point, radiator and door to hallway.

SHOWER ROOM

Enclosed single shower cubicle, utility cupboard with plumbing for washing machine, low level WC and wash hand basin. Vinyl flooring, ceiling light point and radiator.

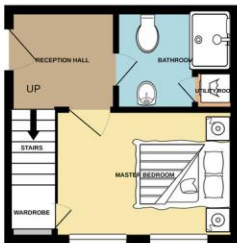
FIRST FLOOR



OPEN PLAN LIVING/KITCHEN

14' 11" x 14' 2" (4.55m x 4.32m) Great size living space with vaulted ceilings, double glazed patio doors with Juliet balcony and 2 further double glazed windows to front and side. The kitchen area has a range of wall and base units, single oven and electric hob. Ceiling light point and radiator.

GROUND FLOOR
207 sq.ft. (19.3 sq.m.) approx.

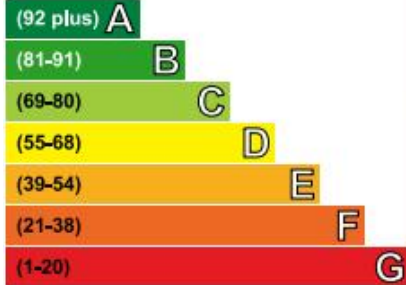


1ST FLOOR
207 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, costs and so on are given for approximate use only and should be used as a guide only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are for illustrative purposes only and should be used as a guide only. Make well before you buy.

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	93
75	

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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