



redrose

38 Marine Crescent

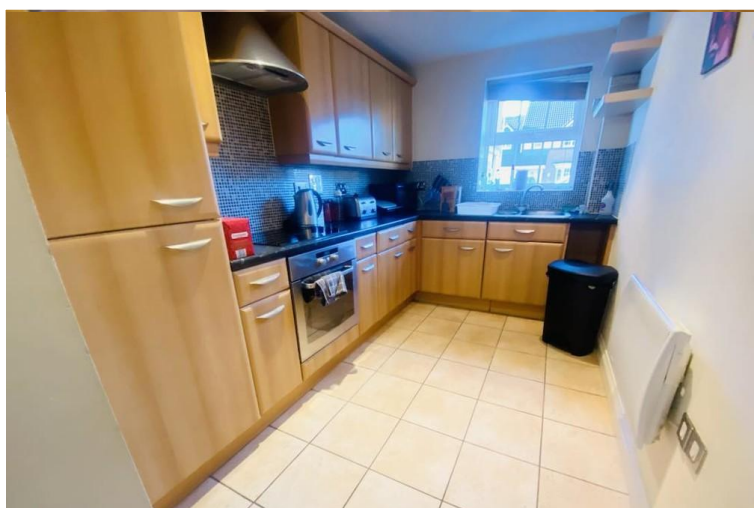
Buckshaw Village, Chorley, PR7 7AP

This rarely offered ground floor apartment presents a unique opportunity, featuring two double bedrooms and an accompanying garage. The master bedroom boasting an en suite. The spacious lounge is complemented by a separate kitchen, and the lounge area conveniently opens up to a small patio. This property is a perfect downsize, first time buy or investment..

Asking Price Of £129,995

EPC Rating '71'





Property Description

Communal Hallway

Secure entrance door to communal block. The property is situated on the ground floor.

HALLWAY

16' 8" x 3' 5" (5.09m x 1.05m) Lovely bright and spacious hallway with doors to two cupboards, one of which has been fitted with shelving offering great storage. Doors to connecting rooms. Laminate flooring, wall mounted electric heater and ceiling light points.

OPEN PLAN LOUNGE

12' 3" x 10' 7" (3.75m x 3.24m) Lovely spacious and bright room with double glazed bay window to front and further window to side. Wall mounted electric heater and TV point. Door to hallway and ceiling light point. The lounge is open plan leading through to the kitchen. Laminate flooring throughout.

KITCHEN

10' 7" x 9' 0" (3.24m x 2.75m) Contemporary fitted kitchen



with wall and base units in black and contrasting white with complimentary work tops with up stands that give a quality finish to this modern kitchen. Electric single oven with halogen hob and extractor over. Integrated fridge/freezer and washing machine. Stainless steel sink unit with drainer. Laminate flooring and downlights. Double glazed window to side.

MASTER BEDROOM

12' 5" x 9' 0" (3.79m x 2.75m) Lovely bright double room is with double glazed window overlooking the manicured gardens to the front, fitted wardrobes, wall mounted electric heater, ceiling light point and TV point. Door to hallway.



BEDROOM TWO

9' 10" x 6' 7" (3.00m x 2.01m) Double glazed window overlooking the manicured gardens to front. Wall mounted electric heater, ceiling light point. Door to hallway.

BATHROOM

7' 2" x 6' 5" (2.20m x 1.97m) Three piece white contemporary suite comp of W/C, bath with shower over, wall mounted wash hand basin with mirror over. Tiled interior to shower area. Downlights, heated towel rail and Karndean flooring. Door to hallway.

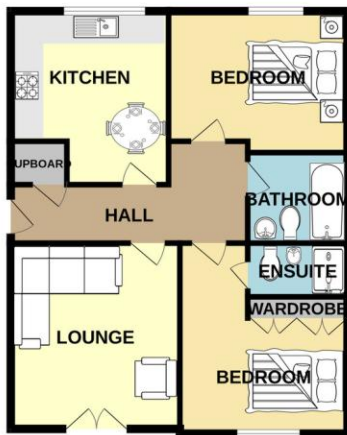


GARAGE

Garage with up and over door. Allocated parking in front.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

While every effort has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, areas and any other facts are approximate and the responsibility shall be that of the purchaser or the lessee. This plan is for illustrative purposes only and should be used in conjunction with the particulars. The services, systems and materials shown hereon are not intended and no guarantee as to their operability or efficiency can be given. Made with Intertec 12/21

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