

redrose

27 Marine Crescent Buckshaw Village, Chorley, PR7 7AN

Set on a quiet walkway in the centre of the village, this fabulous 3 bedroom townhouse has 3 large double bedrooms including a master suite to the top floor. great size lounge/diner with patio doors to ample garden and allocated parking to the rear. The property is a perfect first step onto the prop...

Asking Price Of £200,000 EPC Rating '76'











Property Description

GROUND FLOOR

ENTRANCE HALLWAY

Accessed by a double glazed door. Radiator. Laminate floor. Coved ceiling. Stairs leading off to the first floor. Useful store cupboard. Doors leading to the WC, kitchen and lounge/diner.

CLO AKROOM/WC

Front facing double glazed window. Two piece suite comprising hand basin and WC. Radiator. Laminate floor.

KITCHEN

(3.89m X 1.89m (12' 9" X 6' 2"))

Front facing double glazed window. Range of wall and base units with worktop surfaces and stainless steel 1 1/2 bowl sink unit with mixer tap. Integrated electric oven and four ring gas hob with extractor hood over. Integrated fridge, plumbed for washing machine. Part tiled walls and tiled floor. Radiator. Cupboard concealed gas central heating boiler.









LOUNGE/DINER (4.95m X 4.09m (16' 3" X 13' 5"))

Spacious and light room with rear facing double glazed windows and French doors leading to the south facing garden. Electric fire with attractive surround and mantelpiece. Radiator. TV point. Laminate floor. Coved ceiling. Under stairs storage cupboard.

FIRST FLOOR

LANDI NG

Stairs leading off to the second floor. Radiator. Doors leading after two double bedrooms and the bathroom.

BEDROOM TWO

(4.06m X 3.54m (13' 4" X 11' 7")) Rear facing double glazed window. Radiator. TV point.

BEDROOM THREE

(4.06m X 3.32m (13' 4" X 10' 11")) Two front facing double glazed windows. Radiator.

BATHROOM

Side facing double glazed window. Modern three-piece suite with hand basin, WC and panelled bath with shower over. Tiled walls and floor. Heated towel rail. Extractor fan.

SECOND FLOOR

BEDROOM ONE (4.07m X 4.02m (13' 4" X 13' 2")) Front and side facing double glazed windows. Radiator. Airing cupboard. Opening leading to the dressing room

DRESSING ROOM/STUDY (3.31m X 1.95m (10' 10" X 6' 5")) Double glazed skylight. Radiator. Loft access. Door leading to the en-suite.

EN SUITE

Double glazed skylight. Three-piece Suite comprising hand basin, WC and shower cubicle. Part tiled walls. Radiator. Extractor fan.

GARDEN

Larger than average rear garden laid mainly to lawn with patio area and pathway to rear.

PARKING Allocated parking to the rear.



Council Tax Band C Council Tax Cost (£PA) £1,907.45 Service Charge (£PA) £150 Ground Rent (£PA) £190 Tenure Leasehold

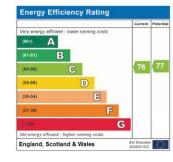


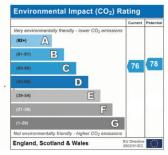
GROUND FLOOR 384 sq.ft. (35.7 sq.m.) approx. 15T FLOOR 384 sq.ft. (35.7 sq.m.) apper 2ND FLOOR 344 sq.ft. (31.9 sq.m.) approx.





Whist ever of doors, w omission princed by





Redrose 15 Barnes Wallis Way Buckshaw Village Chorley Lancs www.redrosepm.co.uk sales@redrose.co.uk 01772 456558

Agents Note: Whikt 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 whikt every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements