



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.

CLOAKROOM/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

LANDING

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



TOTAL FLOOR AREA: 1112 sq ft (102.8 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors are only other than the 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 equipment shown here has not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	76	77
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 and 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