



redrose

8 Baker Close

Buckshaw Village, Chorley, PR7 7BX

Tucked away in a cul de sac, this charming three-bedroom end-terrace property presents an excellent choice for first-time buyers. With two reception rooms, three spacious bedrooms, including a master with an en suite and a garage to the rear, it offers ample space for a cozy lifestyle. Beautifully m...

Reduced to £200,000

EPC Rating '76'



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Property Description

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GROUND FLOOR

HALLWAY

Stairs to first floor. Separate cloaks/wc

LOUNGE

15' 8" x 10' 0" (4.80m x 3.05m) Lovely bright dual aspect room with double glazed window to front and french doors to rear, ceiling light point and radiator.

DINING ROOM

15' 3" x 8' 2" (4.65m x 2.51m) Double glazed window to front. Double doors to kitchen, ceiling light point and





radiator.

KITCHEN

18' 0" x 6' 11" (5.49m x 2.13m) Comprehensive range of modern base and eye level units incorporating integrated oven, hob and extractor hood. Breakfast bar area. Window and door to rear.

FIRST FLOOR

BEDROOM ONE

14' 6" x 8' 9" (4.42m x 2.67m) Range of fitted wardrobes to one wall, double glazed window to front, ceiling light point and radiator.



EN SUITE -

2.51m x 1.22m (8'3 x 4'0) Modern Double fully tiled shower cubicle, low level WC and wash hand basin. frosted window to front

BEDROOM TWO

3.05m x 2.74m (10'0 x 9'0) Double glazed window to front, ceiling light point and radiator.

BEDROOM THREE

6' 8" x 6' 9" (2.04m x 2.06m) Double glazed window to rear, ceiling light point and radiator.



FAMILY BATHROOM

6' 11" x 6' 3" (2.13m x 1.91m) Modern three piece suite. Frosted window to rear

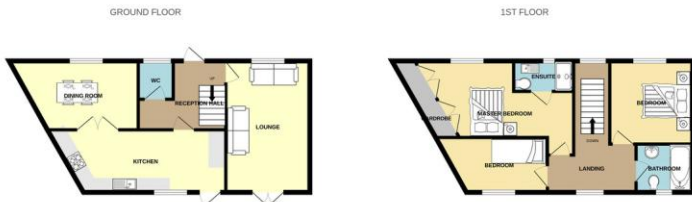
GARDEN

The attractive garden extends to the side and rear of the property, and is enclosed by panelled fencing with artificial lawn, raised decked terrace and paved patio areas.

GARAGE

The garage is situated to the rear with access via up and over door. Parking in front.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, window opening, door, door opening and ceiling heights are approximate and are intended for general guidance purposes only. The layout, fixtures and fittings shown here are not intended to be used as a guide to the actual property. The layout, fixtures and fittings shown here are not intended to be used as a guide to the actual property. The layout, fixtures and fittings shown here are not intended to be used as a guide to the actual property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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