



**redrose**

**18a Horseshoe Drive**

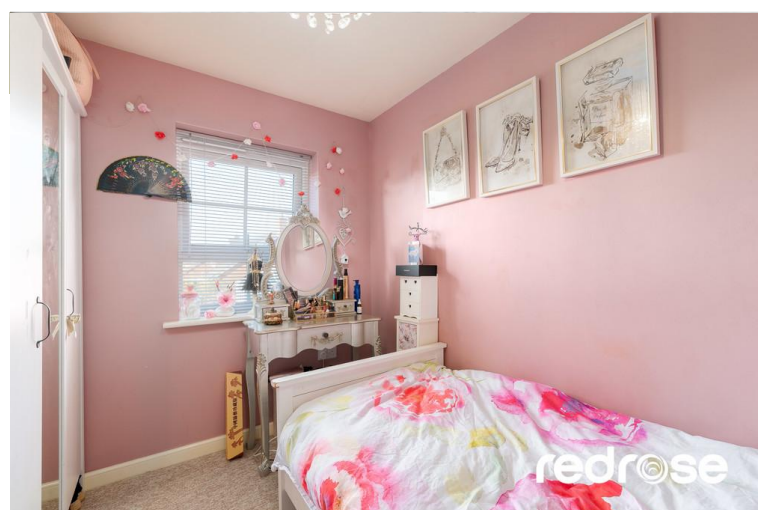
Buckshaw Village, Chorley, PR7 7GQ

This delightful three-bedroom end-terrace home marks an ideal entry into homeownership. With three well proportioned bedrooms, a family bathroom, a spacious lounge featuring patio doors opening to a great size, sunny garden, and a front-facing kitchen, it offers a welcoming and well-appointed living space...

**Asking Price Of £192,000**

EPC Rating 'TBC'





## Property Description

### OUTSIDE FRONT

Long driveway with parking for 2 cars, small lawn area with a stone border to side of property and access to side of garden via a gate.

### HALLWAY

10' 5" x 3' 5" (3.188m x 1.053m) Entrance Hallway with stairs to first floor, laminate flooring, radiator, light fitting and doors to WC, kitchen and Lounge.

### KITCHEN

9' 8" x 6' 9" (2.956m x 2.063m) Modern kitchen with fitted wall and base units, work surface, tiled splash back, gas hob, electric oven, extractor hood, double glazed window, light fitting and door to hallway.

### WC

5' 7" x 2' 10" (1.719m x 0.882m) Cloaks with WC, wash hand basin, vinyl flooring, double glazed window, light fitting and door to hallway.



#### LOUNGE

19' 3" x 13' 8" (5.876m x 4.186m) Spacious and airy lounge with laminate flooring, radiator, light fitting, under stairs storage cupboard, patio doors to rear garden and door to hallway.

#### OUTSIDE REAR

Great sized garden with lawn area, flagged pathway leading to side of property, fence border and gate to front driveway.

#### LANDING

Double glazed window, loft access and doors to all bedrooms and bathroom.



#### BEDROOM 1

11' 9" x 9' 4" (3.603m x 2.845m) Spacious bedroom with fitted wardrobes and extra storage cupboard, radiator, double glazed windows, light fitting and door to hallway.

#### BATHROOM

7' 2" x 5' 6" (2.207m x 1.700m) Modern three piece suite with wash hand basin WC, bath with overhead shower, part tiled walls, vinyl flooring, light fitting, radiator and door to hallway.



#### BEDROOM 2

9' 7" x 7' 7" (2.925m x 2.325m) Double glazed window, light fitting, radiator and door to hallway.

#### BEDROOM 3

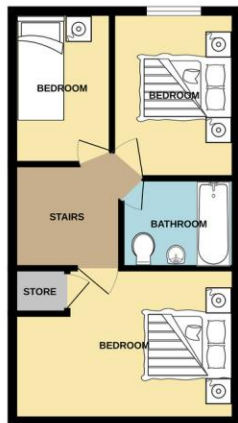
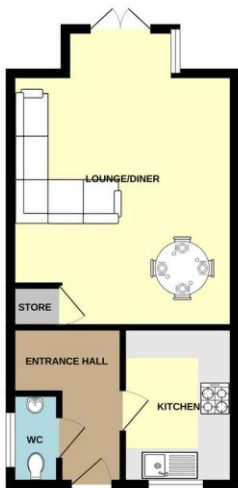
Double glazed window, ceiling light point and radiator.





GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, bedrooms, rooms and any other parts are approximate and no responsibility is taken for any minor inaccuracies in this statement. This plan is for illustrative purposes only and should be used as such by only.

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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 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