



redrose

12 Hampshire Avenue

Buckshaw Village, Chorley, PR7 7DF

Perfect first time buyer home!! Lovely 3 bedroom mid mews house with a great size kitchen/diner, en suite bathroom and three good size bedrooms. The property has allocated parking for 2 vehicles to the rear and is set on a quiet road in the centre of the village within easy walking distance of all t...

Asking Price Of £185,000

EPC Rating '80'





Property Description

OUTSIDE FRONT

Landscaped frontage with established planting and shrubs, pathway leading to front door.

HALLWAY

Front door leading to hallway with panelled door to lounge. Ceiling light point, radiator and stairs leading to first floor.

LOUNGE

12' 5" x 11' 5" (3.8m x 3.5m) Good size lounge with double glazed window to the front. Feature fireplace with wooden surround and electric insert, radiator, ceiling light point and door to kitchen/diner.

KITCHEN/DINER

13' 1" x 14' 9" (4.0m x 4.5m) Fabulous size kitchen/diner with a range of wall and base units in white. space for washing machine, dishwasher and fridge/freezer. Single oven and 4 ring gas hob with stainless steel splash back and extractor fan over. Double glazed window and





patio doors overlooking rear garden. Panelled door leading to cloakroom and large under stairs storage cupboard.

CLOAKROOM

6' 6" x 3' 3" (2.0m x 1.0m) Two piece bathroom suite with low level WC and wash hand basin. Tiled flooring, ceiling light point and radiator.

FIRST FLOOR

Stairs leading to first floor landing with panelled doors to all rooms.

MASTER BEDROOM

12' 5" x 11' 5" (3.8m x 3.5m) Double glazed window to front, ceiling light point, fitted wardrobe, radiator and paneled door to en-suite.

EN-SUITE

5' 6" x 6' 10" (1.7m x 2.1m) Three piece bathroom suite with low level WC, wash hand basin and fully tiled shower enclosure. ceiling light point, radiator and double glazed window to front.

BEDROOM TWO

9' 10" x 8' 6" (3.0m x 2.6m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

10' 2" x 5' 6" (3.1m x 1.7m) Double glazed window to rear, ceiling light point and radiator.

FAMILY BATHROOM

Three piece bathroom suite with low level WC, wash hand basin and bath. Vinyl flooring, radiator and ceiling light point. Double glazed window to side.

OUTSIDE REAR

The rear garden gets afternoon and most importantly evening sun facing West. Laid mainly to lawn with patio area and rear gate access.

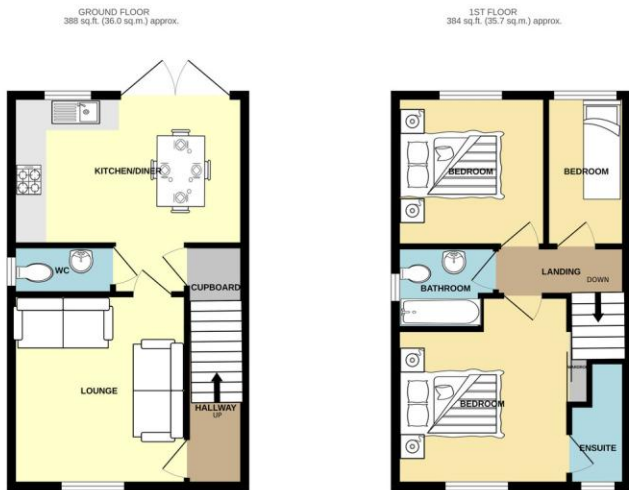
PARKING

The property has a double driveway to the rear.

REDROSE MORTGAGE SERVICES

If you would like a free mortgage consultation, Alan our in house financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.





TOTAL FLOOR AREA: 772 sq. ft. (71.7 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing measurements, measurements of areas, volumes, etc. are only best estimates and are approximate and not guaranteed. It is not for any other purpose. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The accuracy, completeness and reliability of the information is not guaranteed. No liability or responsibility for accuracy can be given.
 Agents: Redrose (2014)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		

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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