



redrose

146 Brookwood Way

Buckshaw Village, Cholrley, PR7 7JX

Set on a larger than average corner plot with 2 side by side parking spaces, this 3 bedroom Townhouse is a perfect first time buy. Three great size double bedrooms, kitchen/diner with patio doors to a South facing garden and ample lounge. The property is set back from the road with a front garden, perfect for a young family.

Asking Price Of £210,000

EPC Rating '83'





Property Description

OUTSIDE FRONT

Lawn and pathway to the front door. there is also a large piece of communal lawn, perfect for young families to play. ENTRANCE PORCH

Radiator, ceiling light point and white panelled door to lounge.

LIVING ROOM

14' 9" x 11' 9" (4.5m x 3.6m) Double glazed window to front, ceiling light point, radiator and white panelled door to inner hallway. Fitted blinds

INNER HALL

White panelled doors to kitchen, cloaks and lounge. Ceiling light point and stairs to first floor.

CLOAKROOM

Two piece suite with low level Wc and wash hand basin. Ceiling light point, vinyl flooring and radiator.



KITCHEN/DINER

11' 10" x 8' 7" (3.61m x 2.62m) A range of fitted wall and base units in light grey with stainless steel sink and drainer, 4 ring gas hob, electric oven and space for washing machine and fridge/freezer, down lights, vinyl flooring, double glazed window to rear and double glazed patio door to rear garden.

FIRST FLOOR

Stairs to first floor with white panelled doors to bedrooms two and three and family bathroom. Ceiling light point and stairs to second floor.

BEDROOM TWO

12' 0" x 10' 9" (3.66m x 3.30m) Double glazed windows to front, ceiling light point and radiator.

BEDROOM THREE

11' 10" x 7' 8" (3.61m x 2.36m) Double glazed window to rear, ceiling light point and radiator.



FAMILY BATHROOM

Three piece bathroom suite with bath, low level WC and wash hand basin. Double glazed window to rear, down lights, radiator and vinyl flooring.

SECOND FLOOR

Stairs to second floor with white panelled door to master bedroom and door to storage cupboard.

MASTER BEDROOM

17' 1" x 8' 5" (5.23m x 2.59m) Great size master bedroom with dormer window to front, ceiling light point, radiator and panelled door to en-suite bathroom.



EN-SUITE

Larger than average en-suite bathroom with walk in shower cubicle, low level WC and wash hand basin. Velux window to rear, heated towel rail, vinyl flooring and downlights.

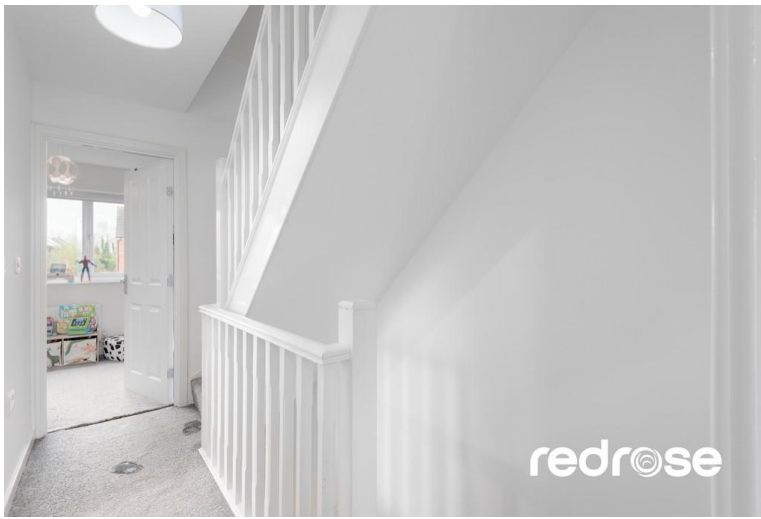
OUTSIDE REAR

South facing rear garden laid mainly to lawn with patio. Fenced to all sides with side gate access to front

PARKING

The property has 2 side by side parking spaces in front.





GROUND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.1 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 263 SQ.FT.
(24.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 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