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94 Brookwood Way

Buckshaw Village, Chorley, PR7 7JS

This beautifully presented Persimmon built 'Souter' 3 bedroom home is a perfect first time buy or family home. Set over 3 floors with large master suite to the top floor, 2 further double rooms and lovely living space to the ground floor. South facing, beautifully manicured garden and driveway to th...

Asking Price Of £210,000

EPC Rating '83'





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Property Description

OUTSIDE FRONT

Pathway to the front door. driveway to side.

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.



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KITCHEN/DINER

11' 10" x 8' 7" (3.61m x 2.62m) A range of fitted wall and base units in white with stainless steel sink and drainer, 4 ring gas hob, electric oven. Integrated washing machine and space for fridge/freezer, down lights, tiled 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 low maintenance rear garden with large patio and artificial lawn. Fenced to all sides with side gate access to front and parking.

PARKING

The property has a driveway to the side.



TOTAL FLOOR AREA: 874 sq ft (81.2 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and are intended to guide only. No responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The layout, systems and appliances shown here are not intended to be taken as a guarantee of any kind. Made with Mortgage CAD22

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 94 |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (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 | |

Address:
 94 Brookwood Way, Buckshaw Parkway, Chorley, Lancashire, PR7 7JS

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