



redrose

32 Bryning Way

Buckshaw Village, Chorley, PR7 7DQ

This beautiful 3 bedroom property is a perfect first step onto the property ladder. With three great size bedrooms, en suite to the master, large spacious lounge, family kitchen/diner with attached garage. To the rear a lovely south facing, low maintenance garden. ***MUST BE VIEWED***

Asking Price Of £230,000

EPC Rating '77C'





Property Description

OUTSIDE FRONT

With a lovely open aspect to the front, the property has a front lawn with established planting and pathway to front.

HALLWAY

Larger than average hallway with doors to lounge, kitchen/diner, cloakroom and storage cupboard. Stairs leading to first floor, ceiling light point and radiator.

LOUNGE

10' 10" x 16' 4" (3.32m x 5.00m) (3.32m x 5.00m) Large dual aspect lounge with double glazed window to the front and double glazed French doors to the rear. Ceiling light point and two radiators.

KITCHEN/DINER

16' 4" x 12' 1" (5.0m x 3.7m) (3.7 m x 5.00m) Great size kitchen/diner with a wide range of wall and base units, one and a half stainless steel sink with drainer unit and mixer tap, built in electric oven with gas hob and extractor fan. Space for fridge/freezer, dishwasher and washing



machine. Double glazed window to the front and newly fitted double glazed French doors to the rear. Downlights, radiator and vinyl flooring.

CLOAKROOM

Two piece bathroom suite with low level WC and wash hand basin, ceiling light point, radiator, extractor fan and door to hallway.

FIRST FLOOR

Stairs leading from the ground floor to the first floor landing with doors to bedrooms, bathroom and airing cupboard.



MASTER BEDROOM

9' 8" x 9' 6" (2.97m x 2.92m) (2.97m x 2.92m) Good size double bedroom with fitted wardrobes and units, double glazed window to the rear, ceiling light point, radiator and door to en suite.

EN SUITE

5' 7" x 6' 3" (1.72m x 1.93m) (1.72m x 1.95m) Three piece bathroom suite with fully tiled double shower cubicle, low level WC and wash hand basin. Double glazed window to front, downlights, radiator, extractor fan and vinyl flooring.



BEDROOM TWO

8' 9" x 12' 4" (2.69m x 3.76m) (2.69m x 3.76m) Another good size room, ceiling light point, radiator and double glazed window to the front. Loft access.

BEDROOM THREE

6' 11" x 16' 10" (2.13m x 5.14m) (2.13m x 5.14m) Another great size bedroom, ceiling light point, radiator and double glazed window to the rear.

FAMILY BATHROOM

6' 3" x 11' 7" (1.92m x 3.54m) (1.92m x 3.54m) Three piece family bathroom suite with bath, low level WC and wash hand basin. Double glazed window to front, downlights, radiator, extractor fan and vinyl flooring.

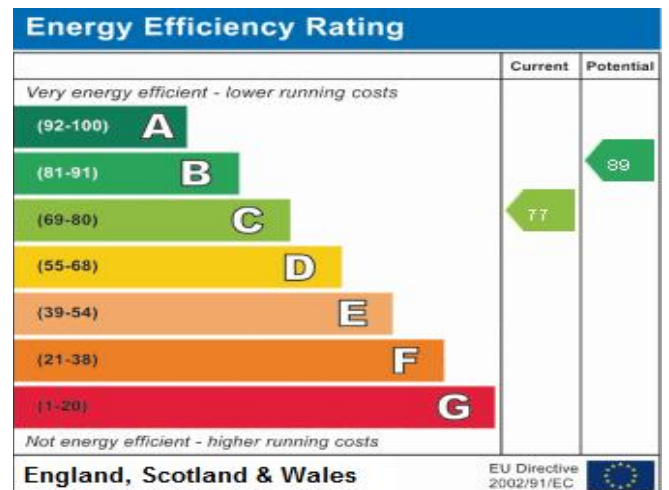


REAR GARDEN

South facing low maintenance garden. Access to the garage via a side door .

GARAGE

The garage is attached to the side of the property with parking in front. The garage has electrics and access via up and over door.



Address:
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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