



**redrose**

**3 Sutherland Place**

Buckshaw Village, Chorley, PR7 7DP

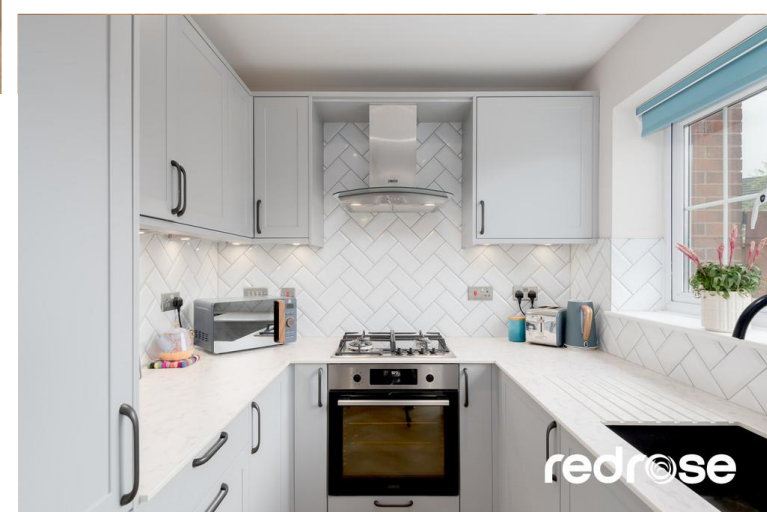
FREEHOLD.

**Asking Price Of £199,995**

EPC Rating 'TBC'

Immaculate 3 bedroom semi-detached home, stunning throughout with newly fitted bathroom and kitchen. Tucked away in a small cul desac with large South facing rear garden. Driveway to the side for 2 vehicles. This lovely property is an ideal first time buy or investment and won't be around for long...





## Property Description

### OUTSIDE FRONT

Low maintenance frontage with pathway to front door.  
Long driveway to the side and side gate access.

### HALLWAY

Front door to hallway and door to cloakroom and lounge.  
ceiling light point.

### CLOAKROOM

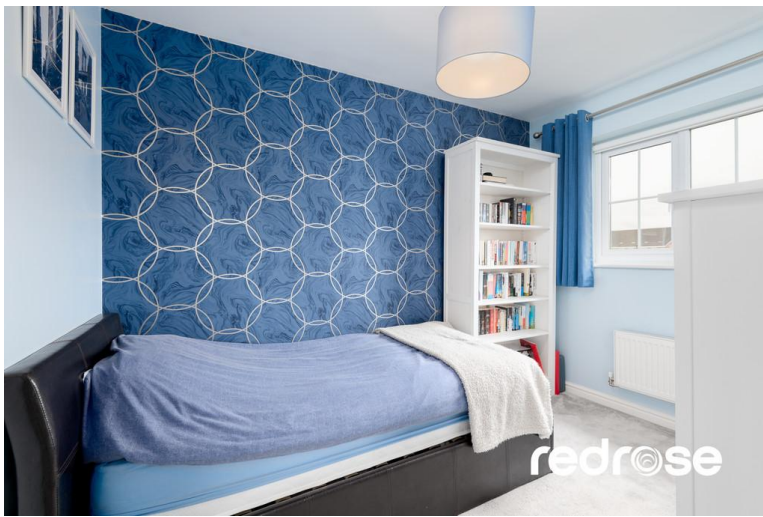
Two piece bathroom with low level WC and wash hand basin with vanity unit. Radiator, double glazed window to front, vinyl flooring.

### LOUNGE

14' 5" x 15' 1" (4.4m x 4.6m) Stairs to first floor, ceiling light point, radiator and double glazed window to front. Door to kitchen/diner.

### KITCHEN/DINER

6' 10" x 14' 5" (2.1m x 4.4m) Beautiful newly fitted kitchen with integrated fridge/freezer, washing machine and



dishwasher. A good range of wall and base units in light grey with composite sink and mixer tap. Double glazed window to rear, patio doors to rear garden, vinyl flooring and door to under stairs cupboard.

#### FIRST FLOOR

Stairs from lounge to first floor landing with double glazed window to side. Ceiling light point, doors to all rooms and loft hatch access.

#### BEDROOM ONE

7' 6" x 11' 9" (2.3m x 3.6m) Large wardrobes with sliding mirrored doors, ceiling light point, radiator and double glazed window to front.



#### BEDROOM TWO

7' 2" x 10' 2" (2.2m x 3.1m) Double glazed window to rear, ceiling light point and radiator.

#### BEDROOM THREE

6' 10" x 6' 10" (2.1m x 2.1m) Double glazed window to rear, ceiling light point and radiator.

#### BATHROOM

5' 10" x 6' 2" (1.8m x 1.9m) Beautiful, newly fitted double walk in shower, fully tiled, heated towel rail, downlights, low level WC and wash hand basin with vanity unit. Double glazed window to front.



#### GARDEN

Large South facing rear garden laid mainly to lawn with patio and established shrubbery. gate access to front and parking. Fenced to all sides.

#### PARKING

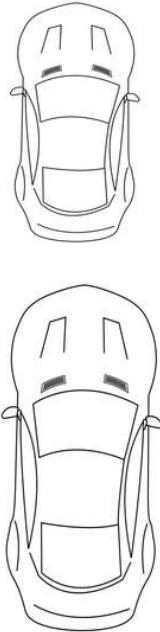
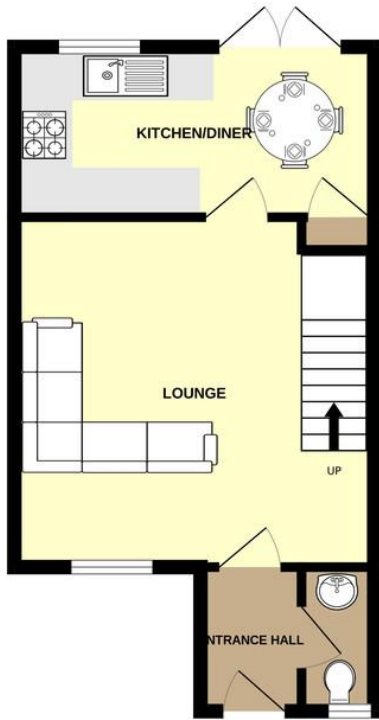
Double length parking to the side.



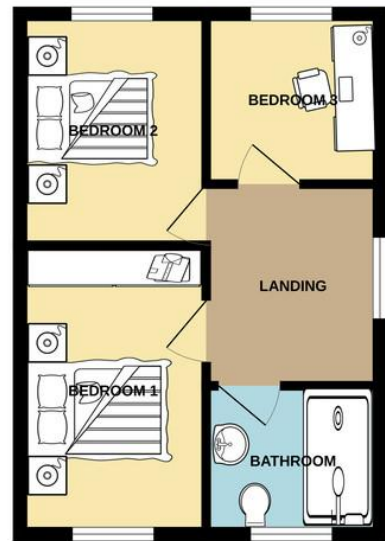




GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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