



redrose

1D Elan Place

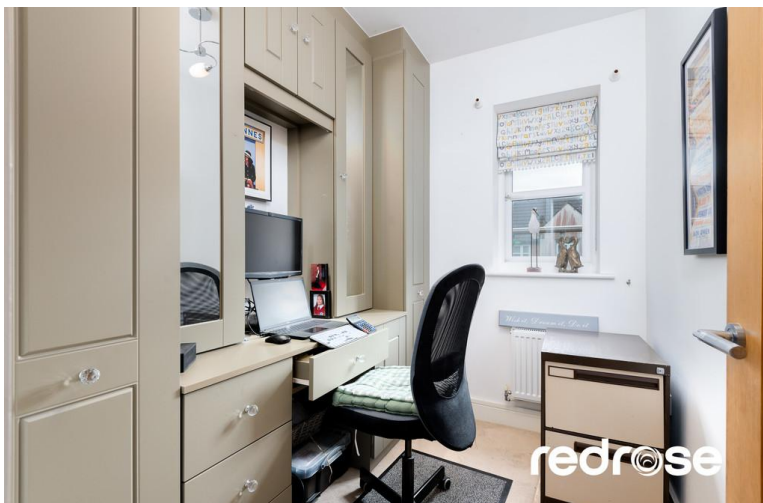
Buckshaw Village, Chorley, PR7 7JE

Stunning 4 bedroom townhouse, immaculately presented throughout with high quality fixtures and beautiful high ceilings making this lovely home feel incredibly spacious. The star of the show is a fabulous master suite with fully fitted dressing room, 2 further doubles with fitted wardrobes to the first floor and 4th single/office/dressing room. Currently fitted as an office. The property is situation in a great location within walking distance to all amenities and has allocated parking for 2 vehicles to the rear. Offered for sale with NO CHAIN.

Asking Price Of £239,995

EPC Rating '85'





Property Description

GROUND FLOOR

HALLWAY

Solid oak veneer doors leading to lounge, kitchen and cloaks. Lever chrome/brushed steel effect door ironmongery, staircase square plain spindles with square newels in white gloss. ceiling light point and radiator.

KITCHEN

11' 10" x 7' 8" (3.63m x 2.36m) Double glazed window to front, fitted wall and base units in cream and contrasting worktops. electric oven, 4 ring gas hob with stainless steel extractor over, integrated dish/washer, washer/dryer and fridge/freezer. Stainless steel 1 1/2 bowl sink and drainer, glass splash back and high quality vinyl flooring.



LIVING/DINING

17' 9" x 14' 6" (5.42m x 4.44m) Lovely bright lounge with Double glazed patio doors to rear and further double glazed window. Oak panel door to storage cupboard and hall. ceiling light points, radiators.

CLOAKROOM

7' 4" x 2' 11" (2.25m x 0.91m) W/c, wash hand basin, radiator and ceiling light point.

FIRST FLOOR

LANDING

Quality oak hand rails, square spindles, radiator and ceiling light point. Oak panel door to storage cupboard, oak doors to connecting room. Stairs to top floor.

BEDROOM TWO

12' 7" x 8' 2" (3.86m x 2.51m) Double glazed window to rear, radiator and ceiling light point. fitted sliding wardrobes, solid oak panel door to landing.

BEDROOM THREE

14' 6" x 8' 2" Beautiful double glazed patio doors leading to balcony with glass balustrade rail and double glazed window to the side. fitted mirrored wardrobes, radiator, ceiling light point.

BEDROOM FOUR

7' 10" x 6' 1" (2.41m x 1.87m) Currently used as a dressing room with fitted wardrobes and dressing table. Double glazed window to front elevation, radiator and ceiling light point.

BATHROOM

6' 1" x 6' 1" (1.86m x 1.86m) White suite comp of; w/c, wash hand basin, bath with thermostatic shower over, silver/clear glass screen, tiled interior and splash backs, radiator and ceiling light point.

SECOND FLOOR

TOP LANDING

Oak hand rail, ceiling light point, oak door leading to;

MASTER BEDROOM

14' 6" x 11' 9" (4.44m x 3.60m) This bedroom suite certainly has the wow factor !! this lovely top floor room has a double glazed Dorma window to front elevation, radiator and ceiling light point. Leading through to fabulous Dressing area .Oak panel door to en-suite.





DRESSING ROOM

9' 8" x 7' 8" (2.95m x 2.34m) With contemporary light grey fitted wardrobes, velux window to rear elevation. Radiator ceiling light point and oak door to en-suite.

ENSUITE

6' 7" x 6' 1" (2.03m x 1.87m) Velux window to rear, W/c and wash hand basin, walk in shower cubicle with glass folding door, radiator and ceiling light point.

OUTSIDE FRONT

Situated in the retail quarter and walking distance to amenities and railway station linking Manchester city center and the North, Preston etc. The property has a small lawn to front, paved path to leading to front entrance door and wall light.

REAR GARDEN

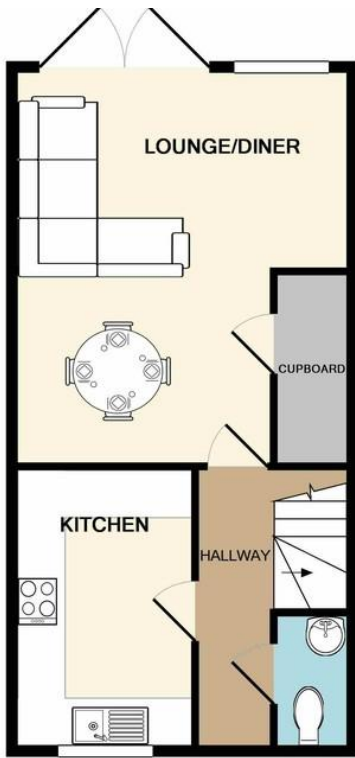
Pretty landscaped garden with pathway leading to rear parking.

PARKING

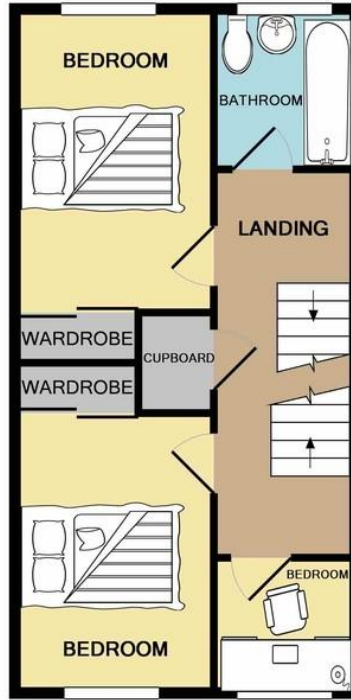
The property has allocated parking to the rear.



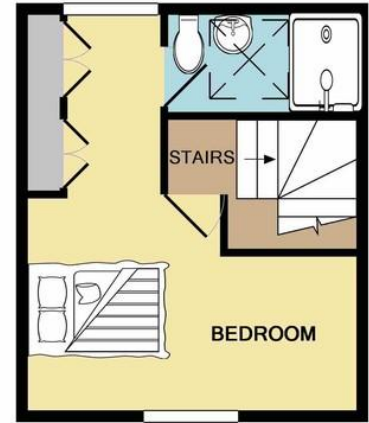




GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 241 SQ.FT.
(22.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.8 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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