



redrose

11 Seaforth Crescent

Buckshaw Village, Chorley, PR7 7HL

This beautifully charming 3 bed detached Redrow home is located in a tranquil location on Buckshaw Village. It features three spacious bedrooms, including a master with an en suite, generously sized lounge, a lovely kitchen/diner that opens up into a spacious orangery, leading to the garden and single garage. This property is perfect for first-time buyers or those looking to downsize..

£280,000

EPC Rating '77C'





Property Description

HALLWAY

8' 11" x 3' 10" (2.74m x 1.17m) Spacious entrance hallway with doors leading to ground floor rooms, radiator and light fitting. Stairs to first floor.

CLOAKROOM

4' 11" x 3' 8" (1.51m x 1.12m) Two piece bathroom suite with wash hand basin and low level WC. Heated towel rail, waterproof vinyl flooring, ceiling light point and double glazed window.

LOUNGE

17' 1" x 10' 2" (5.22m x 3.10m) Dual aspect with double glazed windows to front and side. Door to under stairs storage cupboard, radiator and ceiling light point.

KITCHEN/DINER

16' 11" x 9' 8" (5.17m x 2.97m) Open plan kitchen/ diner with a range of white and brown wall and base units, integrated dishwasher, microwave, integrated pyro clean (self cleaning) single oven, 4 ring gas hob, extractor, down



lights, 1½ stainless steel sink, radiator. High gloss porcelain tiled flooring in kitchen and carpet to the dining area, integrated fridge freezer, door to utility cupboard with plumbing for washer and tumble dryer, double glazed french doors leading into orangery and downlights.

ORANGERY

2' 71" x 2' 76" (2.41m x 2.54m) Large spacious room, with double glazed windows and double french doors leading from the kitchen/diner, there is grey wood affect flooring, double french doors leading to the rear garden. downlights.

FIRST FLOOR

Landing with doors to all rooms, loft hatch and airing cupboard.

MASTER BEDROOM

10' 4" x 9' 6" (3.16m x 2.92m) Double glazed window to front, fitted wardrobes, ceiling light point, radiator and door leading to en suite. TV and telephone point.

EN SUITE

10' 4" x 6' 3" (3.16m x 1.93m) Larger than average with vinyl flooring, shower, wall mounted wash hand basin, WC, down lights and heated towel rail. Double glazed window to side.



BEDROOM TWO

8' 9" x 9' 6" (2.67m x 2.90m) Double glazed window over looking to the rear garden, ceiling light point and radiator.

BEDROOM THREE

8' 9" x 7' 3" (2.67m x 2.21m) Double glazed window overlooking rear garden, radiator and ceiling light point.

BATHROOM

6' 11" x 5' 7" (2.13m x 1.71m) WC, wash hand basin, partly tiled, bath with shower over and glass shower screen, heated towel rail and vinyl flooring. Downlights.



OUTSIDE REAR

Lovely garden with established borders and lawn. Patio area leading from the orangery. Side gate access to garage and parking.

GARAGE

Single garage with up and over door and parking space in front. The garage has power and light.





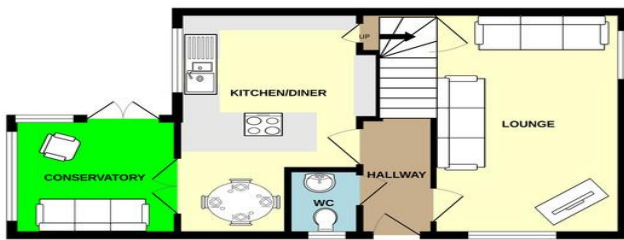
REDROSE MORTGAGE SERVICES

If you would like a free mortgage consultation our in house financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services

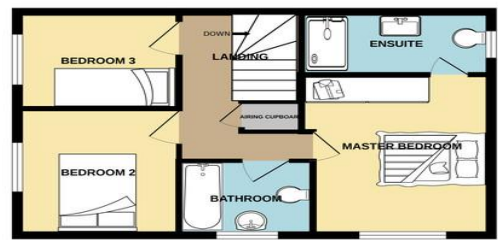
THE PROPERTY IS FREEHOLD.

COUNCIL TAX BAND D

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

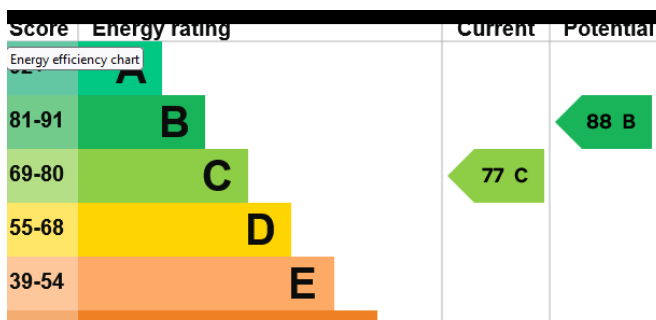


1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



3 BED DETACHED PROPERTY

TOTAL FLOOR AREA : 916 sq.ft. (85.1 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.



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 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