



redrose

12 Rose Whittle Avenue

Buckshaw Village, Chorley, PR7 7GT

Situated in a quiet cul desac, this fabulous four bedroom townhouse is a must see! With flexible living over three floors and beautifully maintained throughout with NO CHAIN. Three great size double bedrooms and further ground floor bedroom/study. The ground floor has a alrge open plan kitchen/livi...

Asking Price Of £190,000

EPC Rating '79'





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Property Description

OUTSIDE FRONT

Set on a quiet cul de sac this lovely property has an open outlook to the front and pathway leading to front door.

HALLWAY

Doors leading to bed4/study, downstairs cloaks and kitchen/family room. Light fitting, radiator, alarm panel, panelled door to storage cupboard and stairs leading to first floor.

BEDROOM 4/STUDY

9' 4" x 6' 1" (2.86m x 1.87m) Double glazed window to front, ceiling light point, telephone point and radiator. Perfect for working from home.

CLOAKROOM

2' 10" x 5' 5" (0.88m x 1.66m) Ceiling light point, radiator, WC and wash hand basin.

KITCHEN/FAMILY ROOM

16' 0" x 19' 0" (4.9 x 5.8) Lovely open plan kitchen/family



room with high quality laminate flooring, a range of cream wall and base units with complimentary work tops and bespoke tiled splashbacks. Stainless steel sink, 4 ring gas hob and electric oven. space for washing machine and space for fridge/freezer. The kitchen is open plan leading onto the family room with double glazed patio doors to the garden. 2 aerial sockets and telephone socket.

FIRST FLOOR

Landing with light fitting and doors leading to lounge and master bedroom.

LOUNGE

13' 1" x 12' 11" (4.01m x 3.94m) Overlooking the lovely garden to the rear and benefitting from the evening sun. 2 double glazed windows, aerial socket, telephone socket, ceiling light point and radiator.

MASTER BEDROOM

12' 11" x 9' 4" (3.94m x 2.87m) Good sized master bedroom with 2 double glazed windows overlooking the front, radiator, aerial socket, light fitting and door leading to en-suite bathroom.

EN-SUITE

6' 5" x 6' 3" (1.98m x 1.91m) Three piece en-suite with fully tiled double shower cubicle, WC and wash hand basin. heated towel rail, ceiling light point and vinyl flooring.



SECOND FLOOR

Doors leading to family bathroom and bedrooms 2 and 3, ceiling light point and radiator.

BEDROOM TWO

12' 11" x 10' 9" (3.94m x 3.29m) Dormer double glazed window overlooking the front, ceiling light point and radiator.

BEDROOM THREE

8' 2" x 12' 11" (2.49m x 3.94m) Velux window to rear flooding the room with light, ceiling light point and radiator.



FAMILY BATHROOM

Three piece suite with bath and shower over. WC, wash hand basin, vinyl flooring and heated towel rail.

OUTSIDE REAR

Low maintenance rear garden with patio leading from the family room and pathway to the rear garden. Gate to the rear.

MORTGAGE



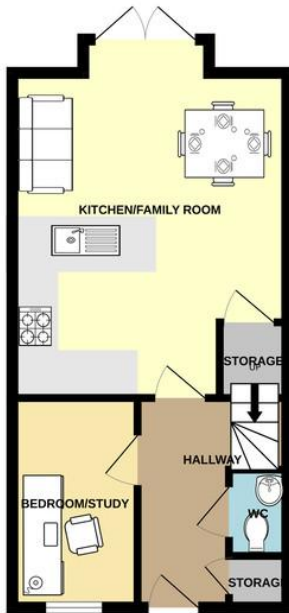


If you would like a Free Mortgage Consultation our Financial Adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

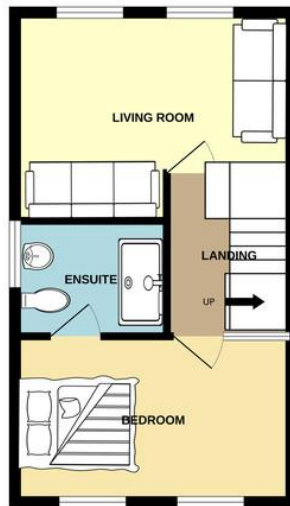




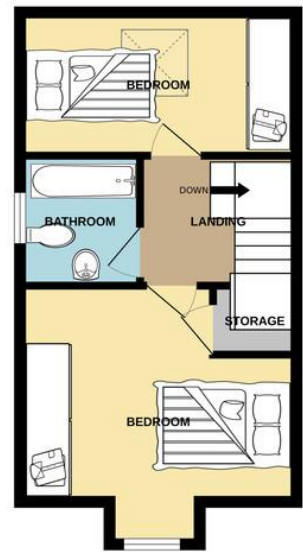
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 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 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