



**redrose**

**38 Dorset Drive**

Buckshaw Village, Chorley, PR7 7DN

This charming 3-bedroom detached home, originally a Redrow show property, features beautifully landscaped gardens, a garage, and ample parking. The spacious lounge includes patio doors leading to the rear garden, while the modern kitchen/diner comes equipped with integrated appliances. The master bedroom boasts an en-suite, and there are two additional generously sized bedrooms, making it an ideal home for a young family or first-time buyers. Conveniently located within walking distance of all local amenities, Buckshaw Parkway station, and the village primary school, with easy access to the M6 and M61.

**Asking Price Of £260,000**

EPC Rating '77'





## Property Description

### OUTSIDE FRONT

The property is set on a pretty cul de sac of just a few houses with decorative railings and landscaped gardens to the front with established planting and shrubbery. Long driveway leading to the garage at the side of the property.

### HALLWAY

16' 8" x 6' 6" (5.1m x 2.0m) Front door with glass panel, radiator, ceiling light point x 2, doors to utility cupboard and under stairs storage cupboard. stairs leading to first floor

### UTILITY CUPBOARD

Plumbing and switches for washing machine and tumble dryer.

### KITCHEN/DINER

8' 2" x 15' 0" (2.50m x 4.59m) (4.1m x 2.4m)

Double glazed window to front of property, tiled flooring, radiator, downlights, a range of wall units in light grey and contrasting white with dark contrasting worktops



and upstands. Stainless steel sink, larder unit, gas hob, single electric oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, chrome switches and sockets.

#### CLOAKROOM

5' 10" x 2' 7" (1.78m x 0.79m) Double glazed window to front, radiator, vinyl flooring, WC, wash hand basin, ceiling light point and radiator.

#### LOUNGE

14' 7" x 10' 11" (4.47m x 3.34m) Double glazed sliding patio doors leading to rear garden, radiator, ceiling light point, TV and BT point and door to hallway



#### FIRST FLOOR

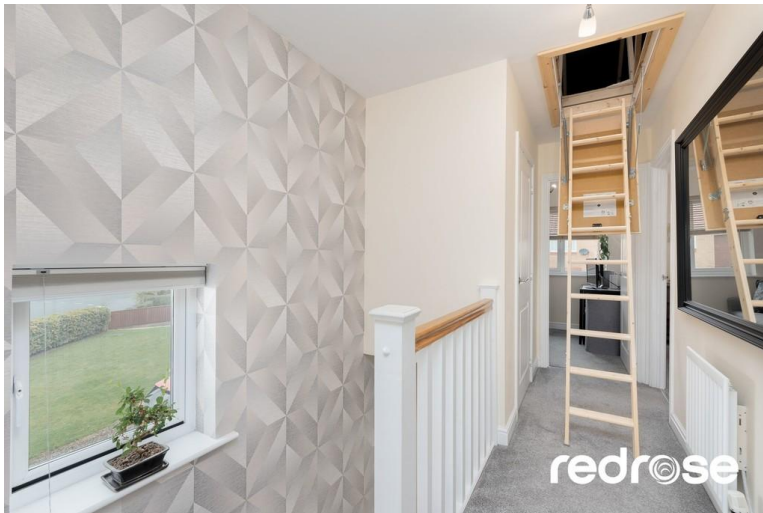
ceiling light point, airing cupboard and balustrade

#### BEDROOM ONE

8' 2" x 9' 6" (2.50m x 2.90m) Double glazed window to rear, ceiling light point, door to en-suite, fitted wardrobe and radiator.

#### EN SUITE

8' 2" x 5' 6" (2.50m x 1.69m) Three piece suite with fully tiled shower cubicle, wash hand basin, WC, downlights and vinyl flooring.



#### BEDROOM TWO

8' 2" x 9' 6" (2.50m x 2.90m) Double glazed window to front, ceiling light point, fitted wardrobe and radiator.

#### BEDROOM THREE

6' 5" x 7' 9" (1.98m x 2.37m) Double glazed window to rear, ceiling light point and radiator.

#### OUTSIDE REAR

Beautifully landscaped rear garden with Indian stone patios and large lawn area, fenced to all sides with access to side of property and door to garage.

#### GARAGE

Accessed via driveway to the side of the property with up and over door, side door access to garden.

#### MORTGAGE

If you would like a Free Mortgage Consultation our Independent Mortgage 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.



#### LANDING/LOFT

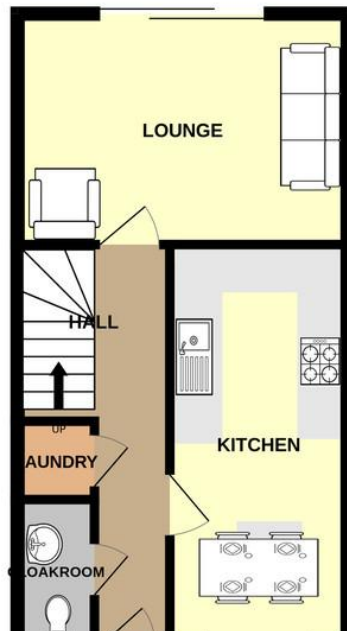
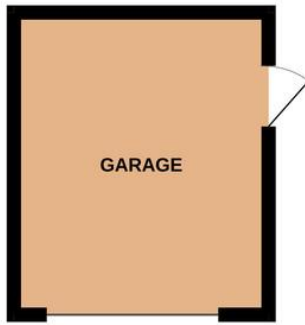


Doors to all bedrooms and bathroom. Large loft hatch with a full set of drop down stairs and lighting. The loft has 98sqft of boarding making it an ideal storage area.

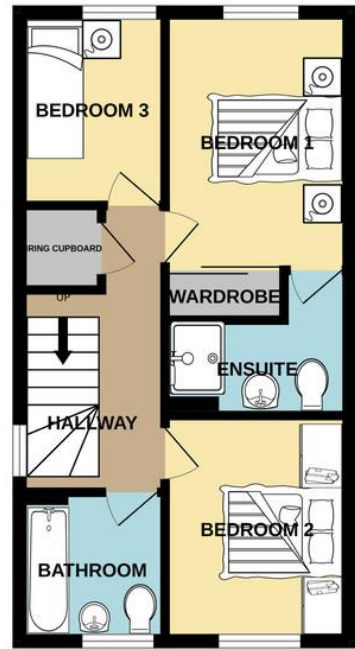




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 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