



**redrose**

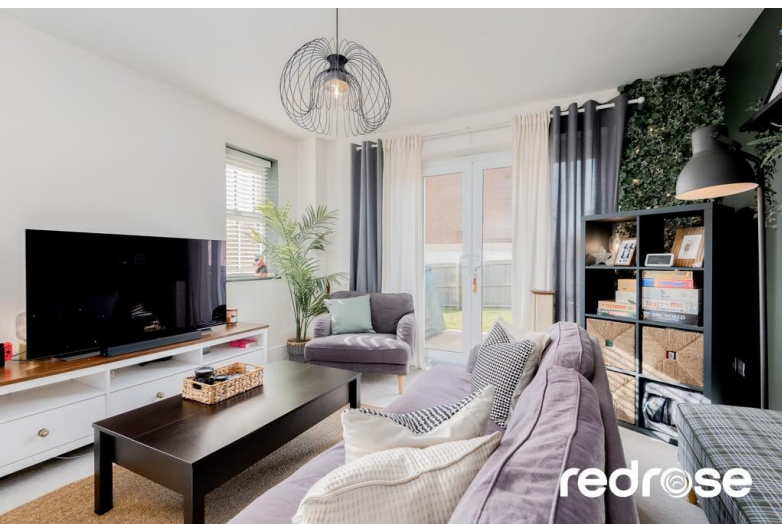
**66 Barnes Wallis Way**

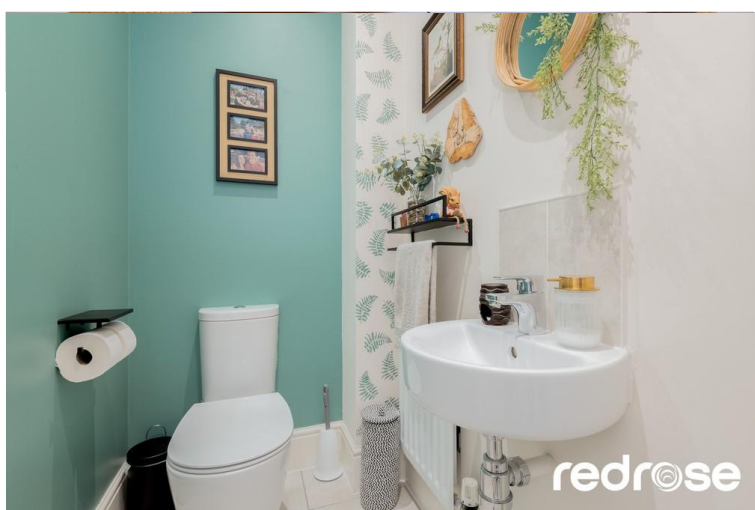
Buckshaw Village, Chorley, PR7 7LL

This delightful two-bedroom home is an absolute gem. Tastefully presented throughout and filled with natural light, it features two spacious double bedrooms, each with its own en-suite bathroom. The larger-than-average south-facing garden offers plenty of outdoor space and leads to rear parking for 2 vehicles. Additionally, there's a side garden that offers extra potential for use. It's the perfect choice for a first-time buyer!...

**£200,000**

EPC Rating '82'





## Property Description

### OUTSIDE FRONT

Accessed from the front via wrought iron gate the property has a pathway leading to front door and a sizeable side lawn area with established shrubbery. again surrounded by wrought iron decorative railings.

### ENTRANCE HALLWAY

13' 1" x 5' 10" (4.0m x 1.8m) Composite front door leading o hallway with doors to WC, lounge and storage cupboard. Opening into the kitchen, ceiling light point and stairs to first floor.

### KITCHEN

7' 2" x 7' 2" (2.2m x 2.2m) Lovely open kitchen with a range of wall and base units in cream with beech effect worktops. Stainless steel sink and drainer, integrated oven and grill, integrated fridge/freezer and small size dishwasher. Downlights, tiled flooring and double glazed window to front.





#### WC

3' 7" x 5' 10" (1.1m x 1.8m) Low level WC, wash hand basin, radiator, ceiling light point and tiled flooring.

#### LOUNGE

13' 5" x 12' 5" (4.1m x 3.8m) beautifully presented and fabulously lit lounge with double glazed windows to side and patio doors to rear, flooding the light in. This really is a lovely room and takes full advantage of the south facing garden. CEILING light point and door to hallway.

#### FIRST FLOOR

Stairs to first floor landing with double glazed window to side, ceiling light point, door to storage cupboard and doors to bedrooms.



#### BEDROOM ONE

12' 9" x 7' 10" (3.9maxm x 2.4m) 2 double glazed windows to front, ceiling light point, radiator, door to storage cupboard and further door to en suite.

#### EN SUITE

7' 2" x 5' 6" (2.2m x 1.7m) Fully tiled enclosed shower cubicle, low level WC, wash hand basin, radiator, downlights, double glazed window to side.

#### BEDROOM TWO

11' 5" x 8' 10" (3.5m x 2.7m) Double glazed window to rear, ceiling light point, radiator and door to en suite.

#### EN SUITE

3' 3" x 8' 10" (1.0m x 2.7m) Fully tiled, enclosed shower cubicle, low level WC and wash hand basin. Downlights, radiator and double glazed window to side.



#### REAR GARDEN

Larger than average, South facing rear garden with curved wall and gate access to rear. Laid mainly to lawn with patio area and pathway to gate.

#### PARKING

The property has allocated parking for 2 vehicles side by side to the rear.





#### WHAT WE LOVE

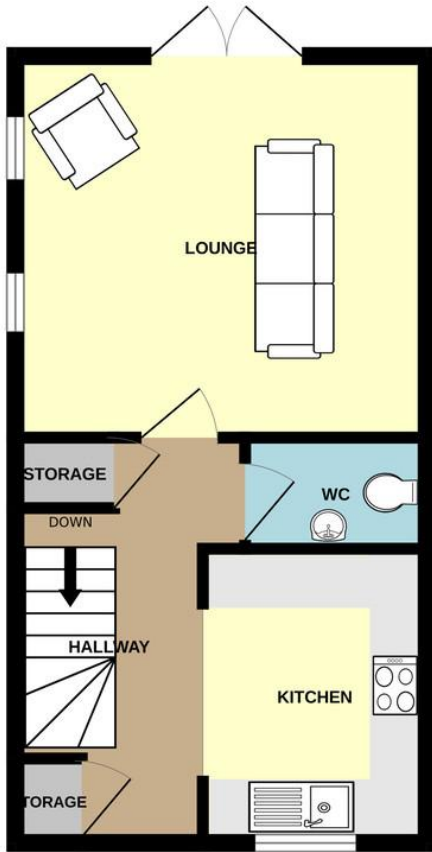
This stunning property is an ideal first home, offering a unique charm and inviting atmosphere. With abundant natural light streaming through side windows and two en-suite bedrooms, it truly stands out as a 'one-of-a-kind' find. Built by Redrow Homes, the quality craftsmanship is evident throughout. Conveniently located just moments from a wide range of amenities and the train station, which provides direct links to Manchester and beyond, this home offers both comfort and convenience. We expect a lot of interest in this beautiful property!



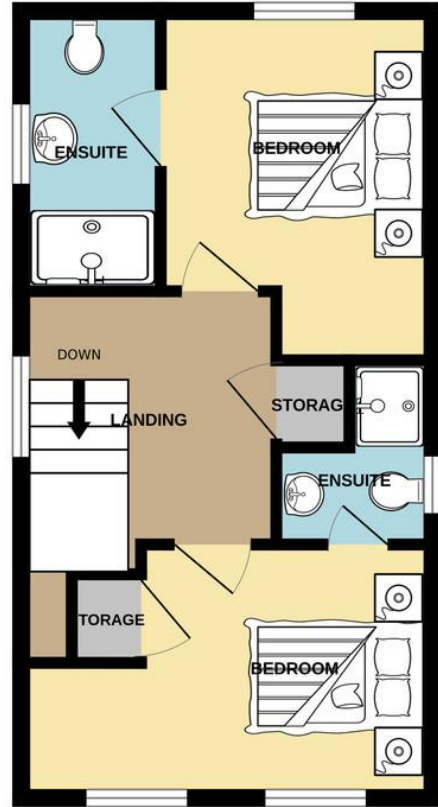
Aerial boundary view for illustrative purpose



GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq ft (64.5 sq m) approx

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 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