



redrose

65 Ayrshire Close

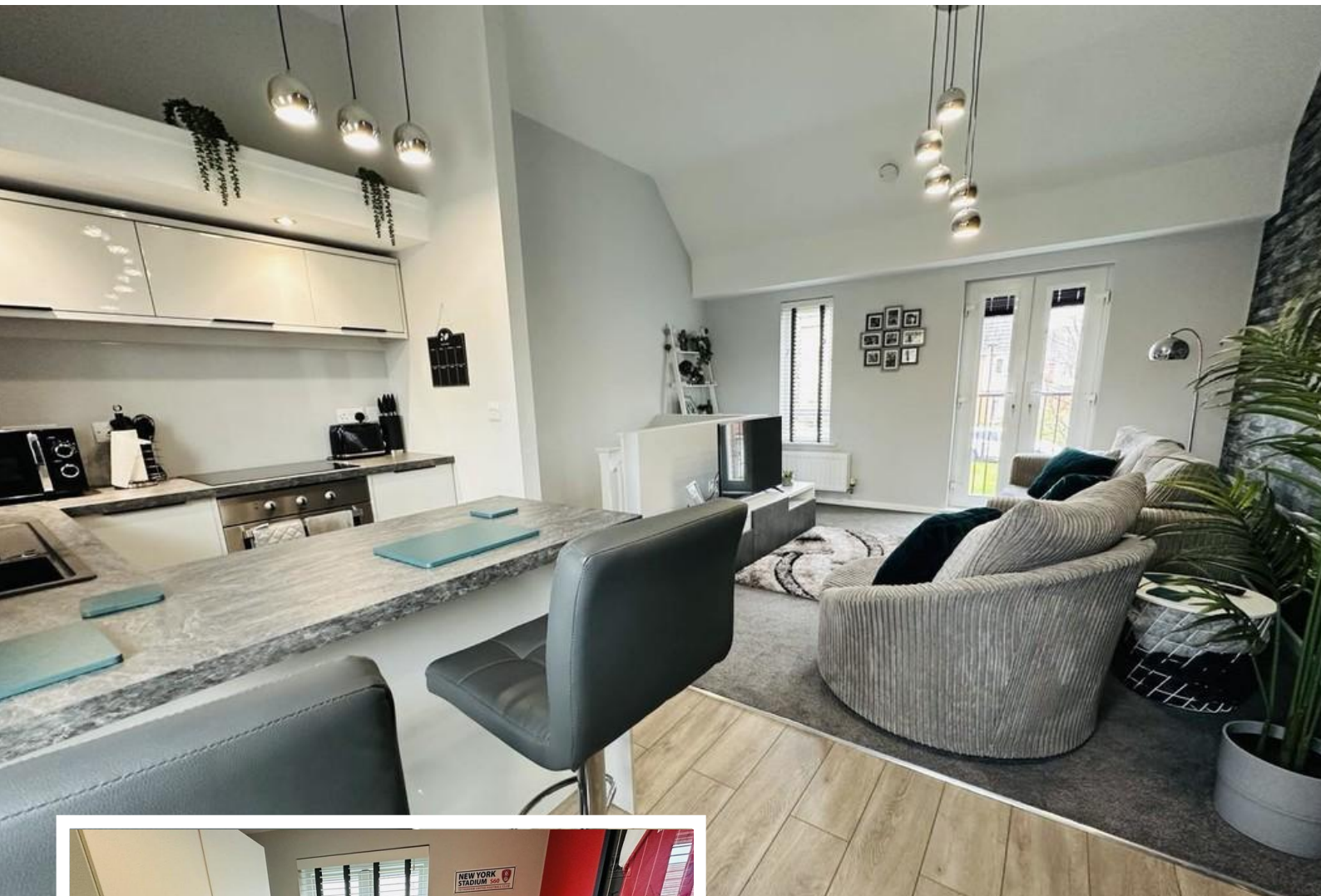
Buckshaw Village, Chorley, PR7 7DB

beautifully presented 2 bedroom mews home with newly fitted kitchen and upgraded features throughout. This lovely first time buyer property is a perfect step onto the property ladder and in move in condition. With 2 double bedrooms and bathroom to the ground floor and fabulous open plan living space. Allocated permit parking and further visitor parking. ...

Asking Price Of £115,000

EPC Rating '73'





Property Description

HALLWAY

9' 0" x 6' 0" (2.76m x 1.83m) Upvc front door with single radiator. Ceiling light point doors to connecting rooms.

UTILITY CUPBOARD

Plumbing for washer /dryer.

BEDROOM ONE

10' 7" x 8' 0" (3.24m x 2.45m) Double glazed window to rear aspect, single radiator, ceiling light and TV point. Fitted wardrobes

BEDROOM TWO

8' 4" x 7' 11" (2.55m x 2.42m) Single radiator, double glazed window to front aspect and ceiling light point.

BATHROOM

7' 1" x 5' 0" (2.16m x 1.53m) Three piece bathroom suite with low level WC, wash hand basin and bath with tiled splashback. vinyl flooring, single radiator and ceiling light point.





FIRST FLOOR

OPEN PLAN LOUNGE

13' 11" x 12' 1" (4.25m x 3.70m) A great social room, this room has high vaulted ceilings and gets plenty of light. Double glazed window to front aspect with lovely views, superb Juliet balcony ideal for the summer months overlooking the green. Double radiator. Ceiling light points. The lounge is open plan leading to the kitchen.

KITCHEN

14' 1" x 6' 10" (4.30m x 2.10m) The newly fitted kitchen area has high vaulted ceilings, fitted wall and base units in quality white gloss with breakfast bar, four ringed electric hob with newly fitted built in oven and stainless sink with mixer tap. There are two double glazed windows to the rear aspect.

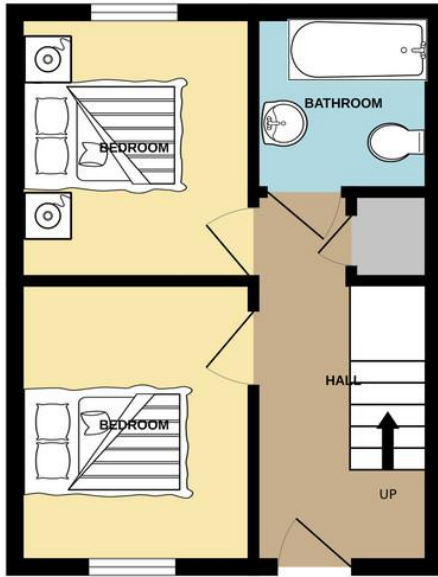
PARKING

The property has allocated permit parking with further visitor spaces and permit.

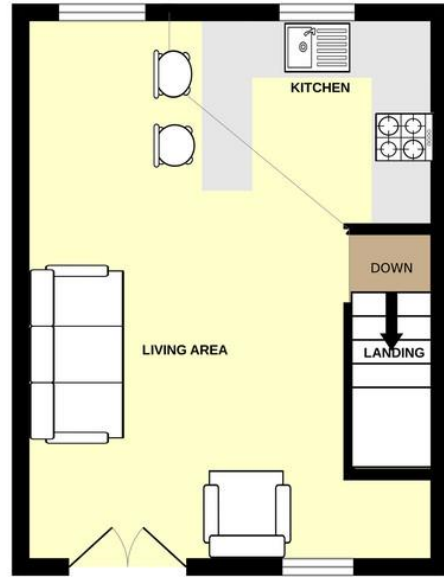




GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq.ft. (48.6 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		90 B
69-80	C	73 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