



redrose

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3 Bracken Ghyll Close

Buckshaw Village, Chorley, PR7 7FE

Situated in a quiet cul de sac on the edge of the village, this three storey townhouse is perfect for a growing family. With Sunny rear garden and garage with driveway to the side. Three great size double bedrooms including master to the en suite and ground floor single/study, perfect for those look...

Asking Price Of £230,000

EPC Rating 'TBC'





Property Description

HALLWAY

3' 3" x 16' 0" (1.0m x 4.9m) Entrance hall way leading through to downstairs kitchen/family/dining area. Radiator, ceiling light point, doors to 4th bedroom/study.

KITCHEN/DINER/FAMILY ROOM

20' 0" x 12' 9" (6.1m x 3.9m) Lovely bright room ideal for socialising. The kitchen has a range of wall and base units in white with contrasting worktops, four ring gas hob with splashback, stainless steel sink, single oven and radiator. Light fitting. Space & plumbing for washing machine and space for fridge/freezer. Patio doors lead to the rear garden.

CLOAKS

3' 3" x 5' 10" (1.0m x 1.8m) Downstairs WC comprising wash hand basin, WC. Radiator and light fitting.

BEDROOM FOUR

9' 2" x 5' 10" (2.8m x 1.8m) Currently used as a study. Double glazed windows to front and side, ceiling light



point and radiator.

FIRST FLOOR

MASTER BEDROOM

9' 10" x 12' 9" (3.0m x 3.9m) Great sized double bedroom with double glazed windows to front, radiator and light fitting. Panelled door to en-suite.

EN-SUITE

6' 5" x 6' 2" (1.98m x 1.89m) Three piece white suite comprising of double shower cubicle, WC, wash hand basin and vinyl flooring. Radiator and light fitting.

LOUNGE

10' 9" x 12' 9" (3.3m x 3.9m) Double glazed windows to rear, radiator and light fitting.



SECOND FLOOR

BEDROOM TWO

12' 9" x 10' 9" (3.9m x 3.3m) Double glazed dormer window to front, radiator and light fitting. Also has access to airing cupboard.

BEDROOM THREE

7' 10" x 12' 9" (2.4m x 3.9m) Velux window to the rear flooding in light, radiator and light fitting.



FAMILY BATHROOM

Three piece bathroom suite with low level WC, wash hand basin and bath with shower over and glass shower screen. Tiled walls, double glazed window to side, radiator and vinyl flooring.

OUTSIDE REAR

To the rear of the property is a good sized garden with large decked terrace and 'astro turf' lawn and further deck to the rear of the garage. Gate to side access, garage and parking.

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.

GARAGE

The garage is accessed via up and over door to the front and has parking in front for several vehicles. There is a wall mounted electric vehicle charger attached to the wall which can be left by negotiation.







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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