



redrose

38 Yew Tree Close

Chorley, PR7 3TA

Lovely 3 bedroom semi detached property in a quiet location close to Chorley town centre. The property has a great size driveway to the side, front and rear gardens and a orangery for extra living dining space. Offered for sale with no onward chain this is a perfect first step onto the property ladder.

£225,000

EPC Rating '77C'





Property Description

OUTSIDE FRONT

Driveway to the side for several vehicles, and gravel front garden with established bushes.

PORCH

2' 9" x 4' 2" (0.85m x 1.28m) UPVC front door, leading in to the lounge. Ceiling light point and radiator.

KITCHEN

8' 1" x 15' 1" (2.47m x 4.60m) Modern fitted kitchen. Single electric oven and gas hob, space for washing machine and integrated fridge/fridge/freezer, opening into a large conservatory dining area with UPVC doors leading to the rear garden.

LOUNGE

13' 4" x 14' 7" (4.08m x 4.47m) Spacious, bright lounge, comprising of an media wall, double glazed bay window to front, ceiling light point and radiator, stairs to first floor, opening into the kitchen.



ORANGERY

9' 6" x 13' 3" (2.90m x 4.06m) Useful dining area overlooking the rear garden with flexible use, ceiling light point and radiator. Patio doors to garden.

FIRST FLOOR

Landing with doors to all bedrooms. Ceiling light point, loft hatch and window to side.

MASTER BEDROOM

8' 5" x 8' 5" (2.58m x 2.58m) Good size double bedroom with double glazed window to front, ceiling light point and radiator.



BEDROOM TWO

11' 1" x 7' 6" (3.39m x 2.30m) Good size double bedroom with double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

6' 2" x 7' 1" (1.89m x 2.17m) Single bedroom with double glazed window to front, ceiling light point and radiator.

BATHROOM

6' 2" x 6' 10" (1.9m x 2.1m) Modern bathroom suite with P shape bath and shower over with glass screen. Low level WC and wash hand basin. Vinyl flooring, radiator and double glazed window to rear. Edit | Delete



GARDEN

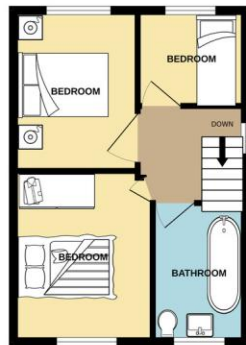
Great size garden to rear with patio and lawn.





GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

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