



redrose

20 Whitley Drive

Buckshaw Village, Chorley, PR7 7JY

This beautifully presented Redrow-built family home has been extended to the rear, creating an exceptional open-plan living, kitchen, and dining space with bi-fold doors. It features three generously sized bedrooms, including a master with an en-suite, low-maintenance gardens, and a garage to the si...

Asking Price Of £325,000

EPC Rating '90'





Property Description

OUTSIDE FRONT

Lawn with parking space and pathway leading to front door. driveway leading to single garage with further parking in front.

HALLWAY

Front door with leaded glass insert. Stairs leading to first floor with glass balustrades, panelled doors with chrome handles leading to all ground floor rooms, ceiling light points and door to under stairs storage cupboard and high gloss porcelain tiled flooring.

LOUNGE

15' 5" x 11' 5" (4.7m x 3.5m) Good size lounge with double glazed and leaded window to front, radiator and ceiling light point. Door to hallway.

CLOAKROOM

5' 7" x 3' 2" (1.71m x 0.98m) Two piece suite with low level WC and wash hand basin, double glazed leaded window to front, ceiling light point, radiator and high gloss



porcelain tiled flooring.

KITCHEN/DINER/FAMILY SPACE

18' 6" x 21' 7" (5.65m x 6.59m) Great family space in this kitchen/diner/family room that has been extended to provide an amazing entertaining room with a range of fitted wall and base units in cream. integrated fridge/freezer, integrated dishwasher, 4 ring gas hob, integrated microwave and single oven, contrasting worktops. Central breakfast bar. High gloss tiled flooring throughout with underfloor heating. Stainless steel and drainer, white panelled door leading to utility cupboard with plumbing and space for washing machine and tumble dryer. The family space has velux windows to the roof and bi folding doors opening to the garden.



FIRST FLOOR

Stairs leading to first floor with double glazed window to side and glass balustrades. Landing with white panelled doors leading to all first floor rooms and storage cupboard housing boiler. Ceiling light point and radiator.

MASTER BEDROOM

11' 10" x 11' 3" (3.63m x 3.44m) Double glazed leaded window to front, fitted wardrobes, ceiling light point and radiator. White panelled door leading to en-suite.

EN-SUITE

8' 3" x 4' 2" (2.53m x 1.28m) Three piece bathroom suite with double shower cubicle, low level WC and wash hand basin. Double glazed window to side, ceiling light point, heated towel rail and tiled flooring.



BEDROOM TWO

11' 5" x 11' 1" (3.49m x 3.38m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

11' 5" x 7' 2" (3.5m x 2.19m) Double glazed window to rear, ceiling light point and radiator.



FAMILY BATHROOM

8' 2" x 6' 11" (2.51m x 2.13m) Three piece bathroom suite with low level WC, wash hand basin, bath with shower over and glass shower screen. Heated towel rail, downlights and tiled flooring. Door leading to cupboard housing hot water cylinder.

OUTSIDE REAR

South west facing garden with Indian stone patio leading from the family space. Glass balustrades separate the seating space with artificial lawn and established borders. side gate access to garage and parking.



GARAGE AND PARKING

Single garage with up and over door and parking in front.
Further parking in front of the property.

Tenure: Leasehold

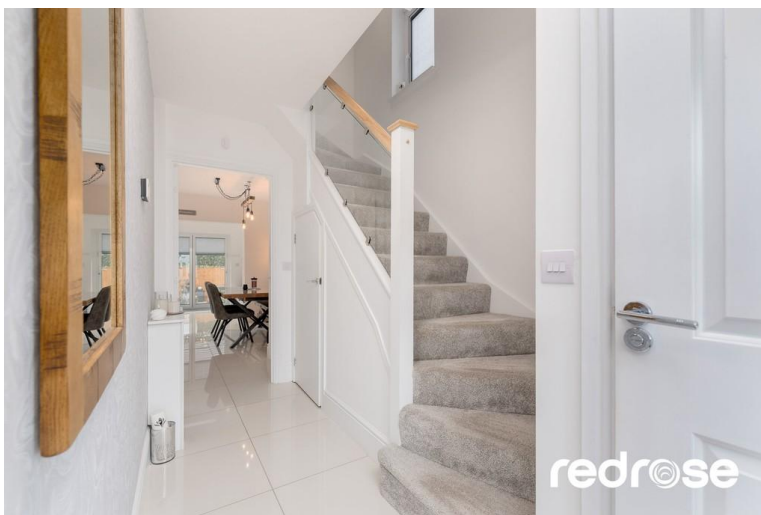
Term: 999 years

Ground rent: £200pa

Service charge: £150pa

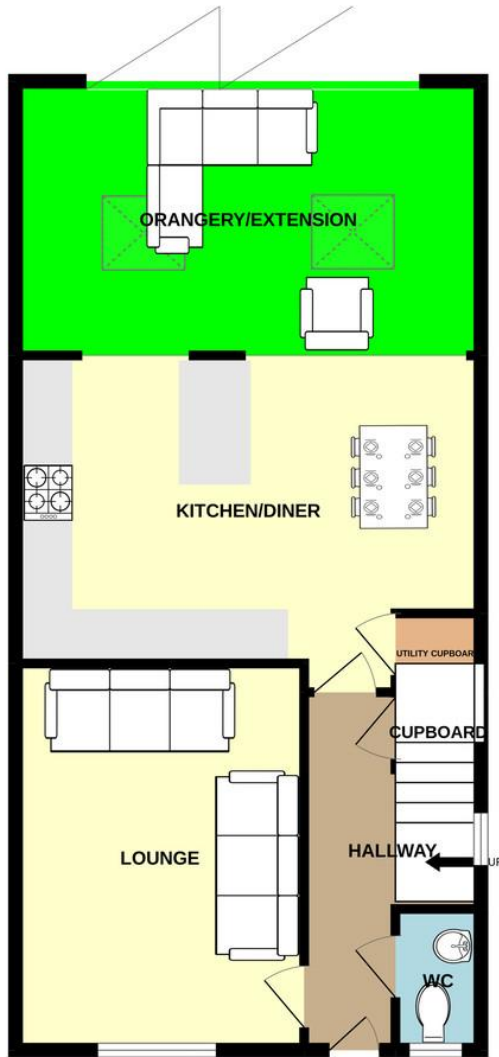


Aerial boundary for illustrative purposes only

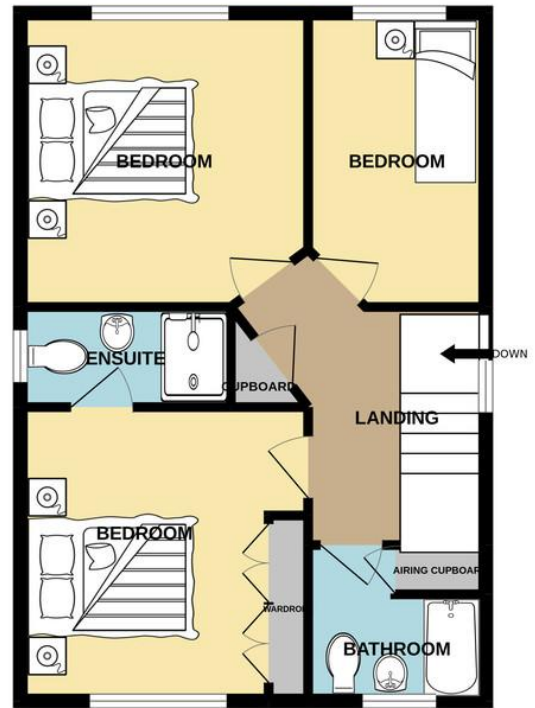




GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

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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