



**redrose**

**9 Guernsey Avenue**

Buckshaw Village, Chorley, PR7 7AG

Fabulous 4 bedroom detached home that has been extended beautifully to the rear to provide an amazing kitchen/diner/family space. The property has 3 great size double bedrooms and an ample single with en suite to the master, double width driveway to the front and integral garage. the garden to the rear

**Asking Price Of £325,000**

EPC Rating 'TBC'







## Property Description

### OUTSIDE FRONT

Double width driveway leading to the garage, decorative hedging surrounds the property and manicured lawn.

### HALLWAY

4' 0" x 3' 11" Upvc front door leading to hallway with coving, alarm panel, radiator, ceiling light point and stairs leading to first floor.

### LOUNGE

15' 7" x 13' 5" Double glazed bay window to front, Feature fire surround with living flame gas fire inset, radiator, ceiling light point, door to kitchen/diner.

### KITCHEN/DINER/FAMILY ROOM

24' 7" x 20' 4" (7.5 maxm x 6.2 maxm) Fabulous extended family space! Fitted kitchen with a range of wall and base units in light wood, ceiling light point, Doors to utility room and cloaks. the kitchen flows to the family room and dining room. the family room has downlights throughout, velux windows and patio doors to rear garden, laminate





flooring throughout. This really is a great family space.

#### UTILITY ROOM

5' 9" x 5' 1" Space and plumbing for washing machine and tumble dryer work surface, door to rear garden, vinyl flooring and downlights

#### CLOAKROOM

low level WC and wash hand basin. Ceiling light point and door to utility.

#### LANDING

Panelled door to all bedrooms, ceiling light point, radiator and loft access.



#### MASTER BEDROOM

9' 6" x 11' 3" Spacious master suite with double glazed window to front, radiator, fitted wardrobes to one wall, ceiling light point and doors to hallway and en-suite.

#### EN-SUITE

6' 5" x 5' 2" Corner shower unit, double glazed window to front, WC, wash hand basin in vanity unit, extractor, ceiling light point and vinyl flooring.

#### BEDROOM TWO

11' 8" x 9' 5" Double glazed window to rear, radiator, fitted wardrobes, ceiling light point and door to hallway.



#### BEDROOM THREE

13' 2" x 8' 2" Double glazed window to side and dormer window to front, radiator, ceiling light point, door to storage and door to hallway.

#### BEDROOM FOUR

8' 7" x 8' 7" Double glazed window, radiator, ceiling light point and door to hallway.

#### BATHROOM

6' 10" x 6' 2" Double glazed window, wc, wash hand basin vanity unit, bath, radiator, ceiling light point



#### OUTSIDE REAR

Good size rear garden laid mainly to lawn with large patio areas leading from the family room and to the side of the property, established borders. Fenced to all sides with side gate access.

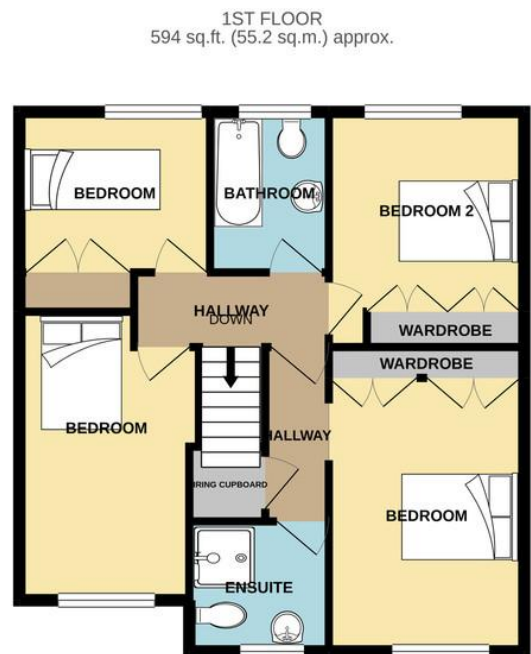
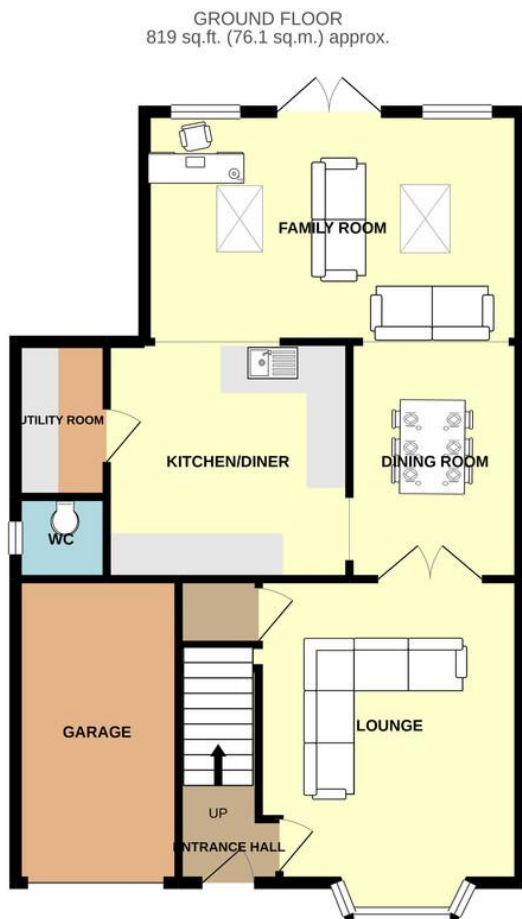
#### GARAGE

Accessed via up and over door.









TOTAL FLOOR AREA : 1413 sq.ft. (131.2 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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