



redrose

19 Guernsey Avenue

Buckshaw Village, Chorley, PR7 7AG

Set on a quiet cul de sac of just 4 properties is this fabulous 4 bedroom detached family home with double garage. The property has been redecorated and recarpeted throughout to provide a total blank canvas but with huge potential to upgrade further. The property has a large conservatory with under ...

Asking Price Of £375,000

EPC Rating '75'





Property Description

Set on a quiet cul de sac of just 4 properties is this fabulous 4 bedroom detached family home with double garage. The property has been redecorated and recarpeted throughout to provide a total blank canvas but with huge potential to upgrade further. The property has a large conservatory, study, great size lounge, kitchen and dining room to the ground floor and 4 fabulous size bedrooms with en suite to the master. The property has a double garage to the front. This really will make a fantastic family home and is perfect for any growing family. FREEHOLD.

OUTSIDE FRONT

Accessed via pathway from the double garage with lawned front to either side with established borders and trees. behind the rear of the garage is a patio area for storage. Pathway leads to front door with further pathway to side gate access.

HALLWAY

Spacious hallway with panelled doors leading to lounge,



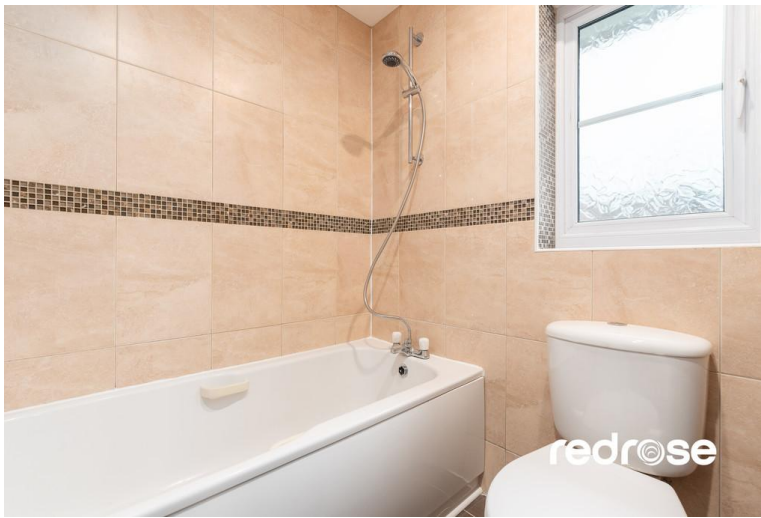
study, cloaks and kitchen. High quality dark wood laminate flooring, 2 ceiling light points, radiator, door to under stairs cupboard and stairs leading to first floor.

LOUNGE

16' 11" x 13' 8" (5.18m x 4.19m) Great size lounge with double glazed bay window to front, ceiling light point, coving, and panelled door to dining room. Feature fireplace with gas fire insert.

KITCHEN/BREAKFAST ROOM

16' 6" x 8' 9" (5.03m x 2.69m) A range of wall and base units in light oak, stainless steel sink and drainer, oven and hob, double glazed windows to rear garden and opening to utility room. Door to dining room, ceiling light point and vinyl flooring.



UTILITY ROOM

8' 0" x 4' 11" (2.44m x 1.52m) Base units in light oak, stainless steel sink and drainer. door to side access, plumbing and space for washing machine and tumble dryer, vinyl flooring and ceiling light point.

CLOAKROOM

7' 3" x 3' 3" (2.21m x 1.0m) Two piece suite with low level WC and wash hand basin with vanity unit. vinyl flooring, ceiling light point and double glazed window to side.



STUDY

7' 3" x 7' 3" (2.21m x 2.21m) Double glazed bay window to front, ceiling light point and radiator.

FIRST FLOOR

Stairs leading from ground floor to first floor landing with panelled doors to all rooms, double doors to airing cupboard, ceiling light point and loft hatch access. The loft has a ladder and is boarded.

MASTER BEDROOM

12' 11" x 9' 10" (3.96m x 3.02m) Good size master suite with fitted wardrobes to one wall in beech. Double glazed window to front, ceiling light point, radiator and panelled door to en-suite.



EN-SUITE

Three piece en-suite with corner shower cubicle, low level WC and wash hand basing with vanity unit.

BEDROOM TWO

13' 5" x 10' 0" (4.11m x 3.07m) Great size second bedroom with double glazed window to front, ceiling light point and radiator.



BEDROOM THREE

10' 11" x 10' 5" (3.35m x 3.20m) Another good size double with double glazed window to rear, ceiling light point and radiator.

BEDROOM FOUR

10' 0" x 8' 9" (3.05m x 2.67m) yes another double with double glazed window to rear, ceiling light point and radiator.

FAMILY BATHROOM

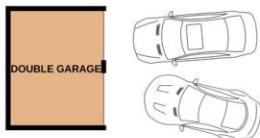
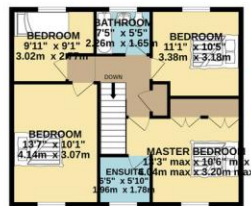
Three piece bathroom suite with low level WC, bath with shower over with glass shower screen and wash hand basin with vanity unit. Vinyl flooring, ceiling light point and double glazed window to rear.

OUTSIDE REAR

Established rear garden mainly laid to lawn with established borders and trees. Fenced to all sides with pathway to side access to the front of the property.

DOUBLE GARAGE

Great size double garage with power, light and water tap and amazing amounts of storage. Accessed via 2 up and over doors to the front. Parking in front for at least 2 vehicles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:

19 Guemsey Avenue Buckshaw Park Chorley, B77 7AG

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 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