



redrose

24 Holland House Way

Buckshaw Village, Chorley, PR7 7DS

This beautifully maintained three-bedroom mews house is a great starter home. Allocated parking to the rear, a master bedroom with an en suite and fitted wardrobes, and a good-sized garden. The ground floor includes a practical kitchen/diner, a handy cloakroom, and a lounge with a bay window overloo...

Asking Price Of £190,000

EPC Rating '76'





Property Description

OUTSIDE FRONT

Small manicured lawn with pathway to front door.

ENTRANCE HALLWAY

Main entrance door to front. Central heating radiator. Stairs to first floor.

LOUNGE (3.32 m X 5.05 m)

Central heating radiator. UPVC double glazed box bay window to front.

KITCHEN/DINER (3.12m X 4.35m)

Fitted with a range of wall and base units with contrasting work surfaces. Inset single bowl stainless steel sink drainer unit. Built in electric oven and gas hob with extractor fan over. Washing machine and space for fridge freezer. Central heating radiator. UPVC double glazed window to rear. UPVC double glazed French doors to rear.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash



hand basin. Central heating radiator. Extractor fan. UPVC double glazed window to side.

LANDING

Spindle balustrade. Loft access. UPVC double glazed window to side.

BEDROOM ONE

Two double glazed windows to front, radiator and fitted wardrobes. Door to en suite.

EN-SUITE

Modern three piece suite in white comprising step in shower cubicle, wash hand basin and WC. Tiled floor. Tiled splash backs. Inset spotlighting. Extractor fan.



BEDROOM TWO (2.30m X 3.15m)

Central heating radiator. UPVC double glazed window to rear.

BEDROOM THREE (2.12m X 2.14m)

Central heating radiator. UPVC double glazed window to rear.

BATHROOM

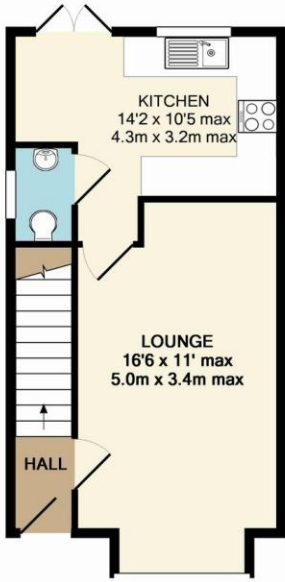
Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and WC. Tiled floor. Tiled splash backs. Heated towel radiator. Inset spotlighting. Extractor fan.



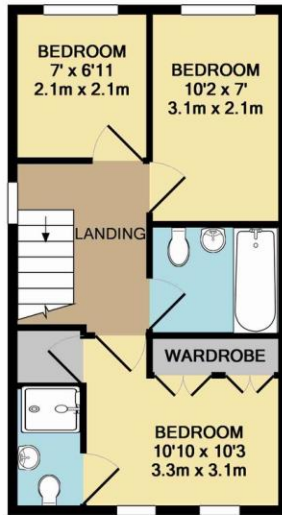
REAR GARDEN

The rear garden is fully enclosed and a good size. There is a large patio area, lawn and established trees.






GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C	76	
(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:

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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 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