



redrose

3 Regiment Drive

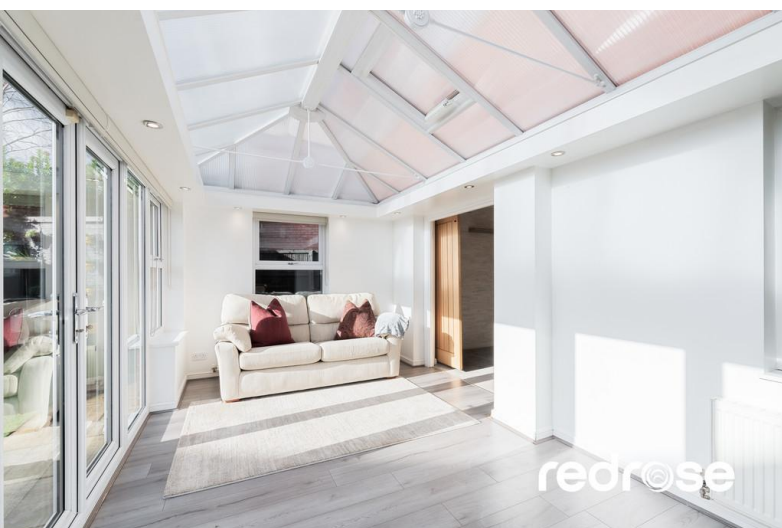
Buckshaw Village, Chorley, PR7 7BL

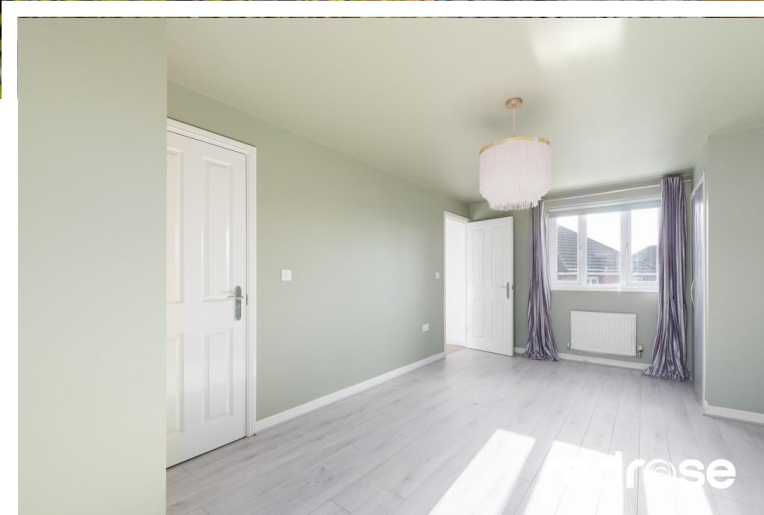
Lovely Redrow-built, three-story family home, thoughtfully extended at the rear, situated on a generous corner plot. This home boasts versatile living space across three floors, featuring generously sized bedrooms, two of which are en suite, and a delightful kitchen/diner opening onto a great size conservatory. Adding to its appeal, a double detached garage at the side provides ample parking for multiple vehicles. Don't miss the opportunity to view this splendid property, complete with a crucial ground-floor study.

NO CHAIN

Asking price £400,000

EPC Rating '76'





Property Description

GROUND FLOOR

ENTRANCE HALL

Double glazed wood door leads to hall. Radiator, doors to adjoining rooms, with stairs to first floor.

SNUG/STUDY

2.9 X 2.8 Double glazed window to front elevation, ceiling light and radiator.

LOUNGE

3.2 X 5.5 Two ceiling lights, double glazed window to front elevation. TV point and double doors leading to Orangery.

ORANGERY

2.7 X 5.2 This wonderful space has double glazed windows to both sides and the rear. Fitted ceiling lights, tiled floor, radiator, double glazed French doors to the rear and opening through to the kitchen.

KITCHEN



4.7 X 2.9 Window double glazed to the rear elevation, fitted ceiling lights, tiled floor, American style fridge/freezer, Range style cooker, dishwasher, door to utility room.

UTILITY ROOM

Double glazed window to side elevation, stainless steel sink unit, space for dryer, space for washing machine, tiled floor, radiator, ceiling light and extractor fan.

CLOAKROOM

Wash hand basin low level w/c , radiator and extractor, ceiling light.



FIRST FLOOR LANDING

Double glazed window to rear elevation ceiling light, doors to joining rooms.

MASTER BEDROOM

3.2 X 5.5 Double glazed windows to both the front and the rear elevation allows light to flood in, built in wardrobes, ceiling, light, radiators and door to en-suite.

EN SUITE

1.8 X 2.7 Double glazed window to rear elevation, shower cubicle, low level w/c and wash hand basin, tiled floor, tiled walls, chrome towel rail, ceiling lights and extractor.



Aerial boundary view for illustrative purposes only

FAMILY BATHROOM

1.8 X 2.0 Double glazed window to rear elevation, P shaped bath with shower over. Low level w/c and wash hand basin. Chrome heated towel rail. Tiled floor tiled walls, ceiling lights and extractor.

BEDROOM TWO

3.0 X 3.3 Double glazed window to front elevation, built in wardrobes, ceiling lights and radiator.

SECOND FLOOR LANDING

Velux style roof window, radiator, ceiling light doors to joining bedrooms.

BEDROOM THREE

4.8 X 3.2 Double glazed dormer window to front elevation, Velux style roof window to rear, radiator ceiling light and door to en suite.

BEDROOM FOUR

4.2 X 3.0 Double glazed dormer to front, Velux style window to rear, ceiling light, radiator and door to storage cupboard.

EN SUITE





Newly fitted bathroom with enclosed shower unit, low level WC and wash hand basin. Ceiling light point.

DOUBLE GARAGE

Double detached garage accessed via side door and up and over door to the front. The garage has power and light. Parking in front of the garage for several vehicles.

REDROSE MORTGAGE SERVICES

If you would like a free mortgage consultation our in house financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(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:
35 Kippax Drive Buckshaw Park Chorley PR7 7BL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of blocks, windows, doors 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 here are not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHome 02028

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

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

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