



**redrose**

**10 Robinson Close**

Buckshaw Village, Chorley, PR7 7DZ

Set on a tranquil cul de sac, this charming three-story townhouse has undergone a comprehensive upgrade courtesy of its current owners. with newly renovated kitchen, luxurious bathroom, and modern en suite. The garage has been cleverly repurposed, now featuring a practical storage/laundry room, a ce...

**Asking Price Of £230,000**

**EPC Rating '77'**





## Property Description

### ENTRANCE HALLWAY

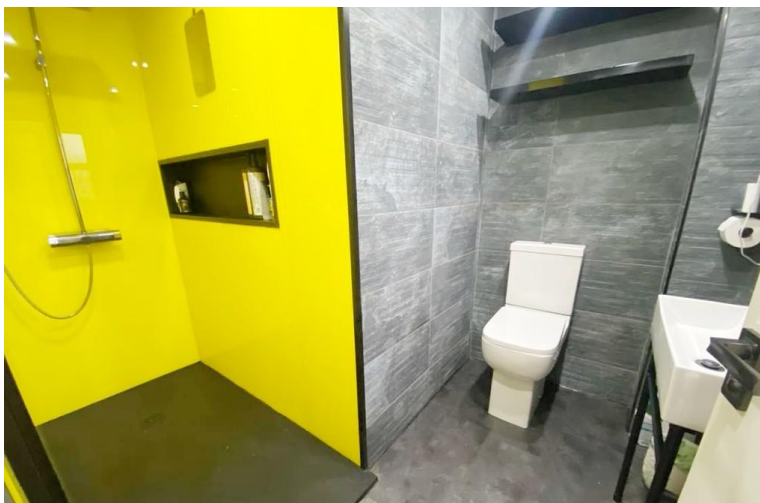
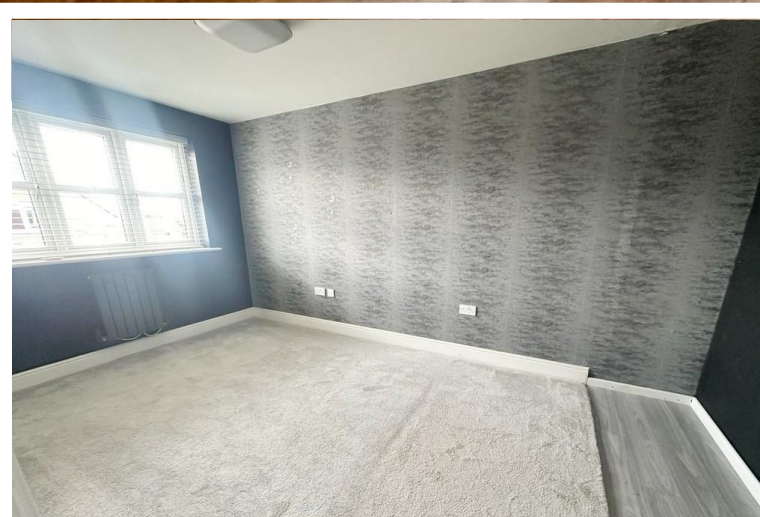
Main entrance door to front. Laminate flooring. Central heating radiator. Stairs to first floor, door to cloakroom and partial garage conversion.

### CLOAKROOM

Fitted with a two piece suite comprising WC and pedestal wash hand basin. Central heating radiator. Extractor fan.

### KITCHEN/DINER

15' 10" x 10' 2" (4.83m x 3.1m) Newly fitted kitchen with a superb range of modern wall, base and drawer unit with contrasting work surfaces and upstands and under unit lighting. Inset one and a half bowl stainless steel sink drainer unit with mixer tap. Built in electric oven and induction hob with extractor fan built over. integrated dishwasher. Space for fridge freezer. Central heating radiator. Ceiling light point. UPVC double glazed window to rear. newly fitted UPVC double glazed door out. Glass sliding door to hallway.





## FIRST FLOOR

### LANDING

Spindle balustrade. Stairs to second floor. Central heating radiator. UPVC double glazed window to front.

### LOUNGE

15' 10" x 10' 4" (4.83m x 3.15m) Central heating radiator. UPVC double glazed French doors to rear opening to a Juliet style balcony.

### BEDROOM THREE

9' 8" x 8' 7" (2.97m x 2.64m) Central heating radiator. UPVC double glazed window to rear.

### BATHROOM

Newly fitted family bathroom suite comprising panelled bath with mixer tap shower, large wash hand basin and vanity unit and WC. Tiled splash backs. Central heating radiator. Inset spotlighting. Extractor fan.



## SECOND FLOOR

### LANDING

Spindle balustrade. Airing cupboard. Loft access.

### BEDROOM ONE

12' 7" x 8' 7" (3.86m x 2.62m) Central heating radiator. UPVC double glazed window to front and door to en suite

### EN SUITE

Newly fitted Modern en-suite with large walk in double shower unit. wash hand basin and vanity unit and WC. Tiled walls and floor. Heated towel rail. Inset spotlighting. Extractor fan. UPVC double glazed window to front.



### BEDROOM TWO

11' 3" x 8' 7" (3.43m x 2.62m) Central heating radiator. UPVC double glazed window to front.

### BEDROOM FOUR

7' 1" x 7' 1" (2.16m x 2.16m) Central heating radiator. UPVC double glazed window to rear.

### OUTSIDE

To the front of the property is a driveway providing off road parking which leads to in an integral single garage





with electric door (the garage has been partly converted). The enclosed rear garden is a good size and has been tastefully landscaped to provide a great space for outdoor entertaining. There is gate access, artificial lawn, flagged patio and a decked area,

Lease length 250 years  
 Ground Rent £150pa  
 Service charge £150pa



TOTAL FLOOR AREA: 1053 sq ft (97.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the finished document here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, systems and equipment shown here are for general information only and do not constitute a guarantee. Make your own enquiries to the agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		

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