



redrose

136 Brookwood Way

Buckshaw Village, Chorley, PR7 7JX

Immaculately and beautifully presented family home on a lovely corner plot with three great size bedrooms including a large master and garage. This really lovely home has a large lounge with patio doors to the garden, beautiful kitchen/diner and utility room and en suite to the master bedroom. Making a perfect home for any growing family...

Asking Price Of £265,000

EPC Rating '83'

FREEHOLD





Property Description

GROUND FLOOR

LIVING ROOM

18' 5" x 10' 2" (5.63m x 3.11m) Lovely dual aspect living room with double glazed window to front and double glazed patio doors to garden. ceiling light point, radiator and door to hallway.

KITCHEN/DINER

18' 5" x 9' 5" (5.63m x 2.87m) Another fabulous, bright room with double glazed windows to side and front. A range of wall and base units in white gloss with integrated oven, dishwasher and fridge/freezer tiled flooring, radiator and ample space for dining table. Door to en suite.

UTILITY

Space for washing machine, wall and base units in white gloss, door to side access, ceiling light point and tiled flooring.

FIRST FLOOR



MASTER BEDROOM

18' 5" x 10' 5" (5.63m x 3.17m) Fabulous master bedroom with double glazed windows to side, radiator and front, dressing area, ceiling light point and door to en suite.

EN SUITE

Double shower cubicle, fully tiled with low level WC and wash hand basin, double glazed window to front, ceiling light and heated towel rail.

BEDROOM TWO

10' 7" x 9' 2" (3.24m x 2.8m) Double glazed windows to front and side, ceiling light point and radiator.



BEDROOM THREE

3' 9" 2" x 7' 7" (2.8m x 2.3m) Double glazed window to side, ceiling light point and radiator.

REAR GARDEN

Walled garden with lawned rear garden with large patio and gate access to side.

GARAGE

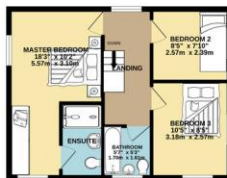
Single garage with up and over door access and parking in front. The garage has power and light and ample storage.





GROUND FLOOR
476 sq ft. (44.3 sq m.) approx.

1ST FLOOR
436 sq ft. (40.6 sq m.) approx.



TOTAL FLOOR AREA: 913 sq ft. (84.8 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The architect, surveyor and estate agent accept no liability for any inaccuracies as to their accuracy or efficiency can be given.
Marked with Redrose C1024

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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