



**redrose**

**23 Mayflower Crescent**

Buckshaw Village, Chorley, PR7 7BF

THIS LOVELY 3-bedroom mews property has been recently decorated throughout. Set on a quiet cul-de-sac, this property is a perfect step onto the property ladder or an ideal downsize. Three good sized bedrooms, lovely kitchen/diner and bright open lounge. It has an attractive private rear gard...

**Asking Price Of £189,950**

EPC Rating '74C'





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## Property Description

### HALLWAY

6' 7" x 3' 7" (2.03m x 1.11m) Front entrance door, radiator, ceiling light point, door to cloaks, door leading to the large spacious bright lounge.

### CLOAKS

5' 8" x 2' 11" (1.75m x 0.89m) Double glazed window to front elevation. W/c and wash hand basin with tile splash back. Radiator and ceiling light point.

### LOUNGE

18' 0" x 15' 5" (5.49m x 4.75m) Double glazed window to front elevation. Radiator and ceiling light point. There is a wall-mounted electric flame-effect fire and Stairs to first floor and door leading through to the kitchen/diner

### KITCHEN/DINER

15' 1" x 11' 6" (4.61m x 3.52m) Lovely bright kitchen. Double French doors to the rear leading to low maintenance garden. Fitted wall and base units with contrasting worktop. 4 Ring gas hob, double electric oven





with extractor over. Stainless steel sink and drainer with mixer tap. Space and plumbing for a freestanding dishwasher and a freestanding washer / dryer. Radiator, wall extractor and ceiling light points. Door leading under stairs storage.

#### MAIN BEDROOM

12' 10" x 8' 7" (3.93m x 2.64m) Nice double room with double glazed window to front elevation, radiator and ceiling light point.

#### BEDROOM TWO

10' 3" x 8' 7" (3.13m x 2.64m) Double glazed window to rear, radiator and ceiling light point.

#### BEDROOM THREE

9' 9" x 6' 3" (2.99m x 1.93m) Double glazed window to front elevation, radiator and ceiling light point.

#### FAMILY BATHROOM

8' 0" x 5' 4" (2.45m x 1.63m) Three-piece bathroom suite in white consisting of a close-coupled W/C, wash hand basin set in a full-length worktop with fitted cupboard and shelves under. Bath with thermostatic mixer shower. White tiled bath surround. Radiator and electric light point.



#### LANDING

11' 8" x 2' 11" (3.56 x 0.90m) The landing has a loft hatch with a fitted ladder and fully insulated loft area ceiling.

#### OUTSIDE FRONT

Driveway parking right at the front of the property with space for 2 to 3 vehicles. Planted shrub borders and path leading up to the front door.

#### OUTSIDE REAR

Beautiful, sunny, low maintenance and private rear garden with paved patio, pebbled area and raised flower beds. Private path leading around to the front of the property with private gated access



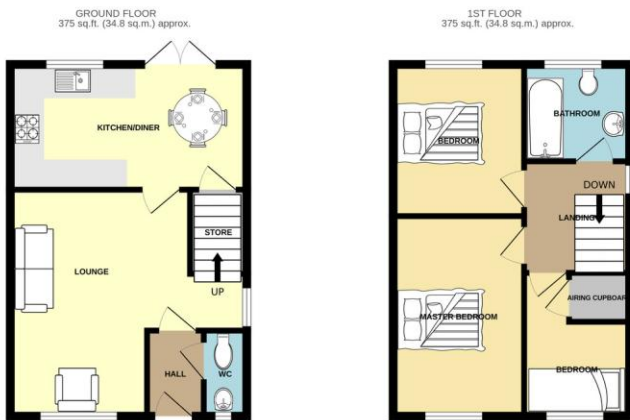
#### MORTGAGE

If you would like a Free Mortgage Consultation our 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.

Service Charge fee £150 pa

Leasehold fee £180 pa – 133 years remaining.





TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, boundaries, areas 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency. Call us on 01772 456558.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Redrose  
 15 Barnes Wallis Way  
 Buckshaw Village  
 Chorley  
 Lancs

[www.redrosepm.co.uk](http://www.redrosepm.co.uk)  
[sales@redrose.co.uk](mailto: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