



redrose

11 Robinson Close

Buckshaw Village, Chorley, PR7 7DZ

NO CHAIN.....You really need to step inside this great 4 bedroom home to see the space on offer. Beautifully presented throughout, set in a quiet cul de sac on Buckshaw Village.

Immaculately presented from top to bottom with garage, driveway and lovely East facing rear garden. 4 good size bedrooms..

£225,000

EPC Rating '79'





Property Description

OUTSIDE FRONT

Located in a lovely quiet cul de sac with pathway leading to the front door. Parking in front of the single garage

HALLWAY

15' 8" x 6' 6" (4.8m x 2.0m) Front door leading to hallway with ceiling light point, radiator, panelled doors leading to cloakroom and kitchen/diner. Stairs leading to first floor.

CLOAKROOM

2' 11" x 5' 10" (0.9m x 1.8m) Two piece suite with low level WC and wash hand basin. Ceiling light point, radiator and tiled flooring.

KITCHEN/DINER

10' 2" x 15' 8" (3.1m x 4.8m) Range of wall and base units in white with contrasting worktops. Space for washing machine, single oven, 4 ring gas hob with extractor fan over and 1 1/2 bowl stainless steel sink. Double glazed window to rear garden, double glazed patio doors to rear garden, vinyl flooring and downlights.



FIRST FLOOR

Stairs leading to first floor landing with ceiling light point, double glazed window to front and panelled doors leading to lounge, family bathroom and bedroom three.

LOUNGE

10' 2" x 15' 8" (3.1m x 4.8m) Double glazed window to rear and double glazed patio doors to Juliet balcony overlooking the rear garden. ceiling light point and radiator.

FAMILY BATHROOM

8' 6" x 5' 2" (2.6m x 1.6m) Three piece bathroom suite with low level WC, wash hand basin and bath with shower attachment over. Vinyl flooring, downlights and radiator.

BEDROOM THREE

8' 6" x 9' 10" (2.6m x 3.0m) Double glazed window to front, ceiling light point and radiator.



SECOND FLOOR

Stairs leading from first floor to landing with panelled doors leading to bedrooms one, two and four. Further panelled door to airing cupboard and ceiling light point.

MASTER BEDROOM

9' 6" x 12' 9" (2.9m x 3.9m) Double fitted wardrobes x 2, ceiling light point, double glazed window to front, radiator and panelled door leading to en-suite.



EN-SUITE

7' 2" x 7' 2" (2.2m x 2.2m) Double glazed window to front, three piece bathroom suite with fully tiled shower cubicle, low level WC and wash hand basin. Vinyl flooring, radiator and downlights.

BEDROOM TWO

11' 1" x 8' 6" (3.4m x 2.6m) Another good size double with double glazed window to rear, ceiling light point and radiator.



BEDROOM FOUR / STUDY

6' 11" x 7' 0" (2.13m x 2.15m) Double glazed window to rear, ceiling light point and radiator.

GARAGE

Single garage with power, light and up and over door.

OUTSIDE REAR

Lovely East facing garden with lawn and patio leading from the kitchen/diner, fenced to all sides. There is a gate to the rear that leads access to the front of the property.



BUCKSHAW VILLAGE

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, The new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco and Aldi, Home, Buckshaw restaurant, coffee shop and various takeaways, as well as The war horse pub and The Harvester. There is a community centre hosting many activities, primary school, doctors surgery and dentist, the Buckshaw hub which offers a brand new nursery, children's swimming pool, hair salon and cafe.

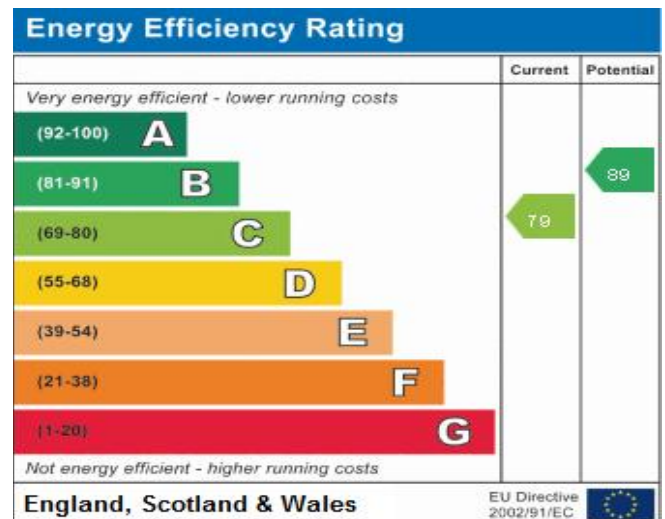


Aerial boundary view for illustrative purposes only



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Address:

11 Barnes Wallis Way, Close Buckshaw Parkway, Chorley, PR7 7DZ

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
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