



redrose

9 Ayrshire Close

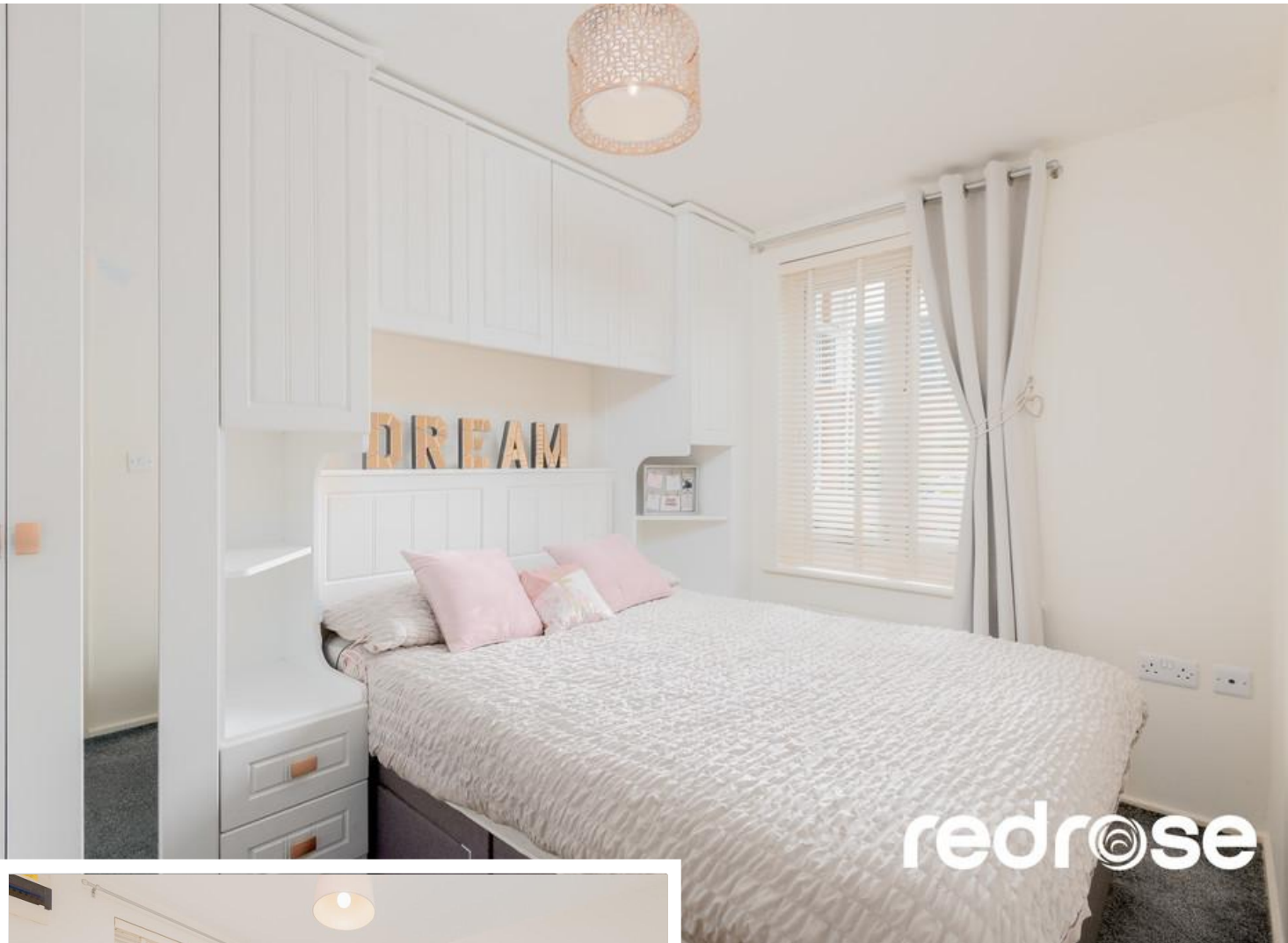
Buckshaw Village, Chorley, PR7 7DA

On the ever popular Ayrshire close this beautifully presented mews home is tucked away on a lovely plot. A perfect first time buyers home. 2 good size bedrooms with fitted wardrobes in the master, fully tiled shower room to the ground floor and stunning open plan living with vaulted ceiling to the first floor ...NO CHAIN

Asking Price Of £109,995

EPC Rating '75'





Property Description

HALLWAY

12' 4" x 6' 0" (3.76m x 1.83m) Upvc front door with single radiator. Ceiling light point doors to connecting rooms.

UTILITY CUPBOARD

Plumbing for washer /dryer.

BATHROOM

7' 1" x 5' 0" (2.16m x 1.53m) Three piece bathroom suite with low level WC, wash hand basin and shower. Fully tiled, single radiator and ceiling light point.

GROUND FLOOR

BEDROOM ONE

10' 7" x 8' 0" (3.24m x 2.45m) Double glazed window to rear aspect, single radiator and TV point.





BEDROOM TWO

8' 4" x 7' 11" (2.55m x 2.42m) Single radiator, double glazed window to front aspect.

FIRST FLOOR

OPEN PLAN LOUNGE

13' 11" x 12' 1" (4.25m x 3.70m) A great social room, this room has high vaulted ceilings and gets plenty of light. Double glazed window to front aspect, superb Juliet balcony ideal for the summer months and double radiator. Ceiling light points.



KITCHEN AREA

14' 1" x 6' 10" (4.30m x 2.10m) The kitchen/dining area has high vaulted ceilings, fitted wall and base units, four ringed electric hob with built in oven and stainless sink with mixer tap. There are two double glazed windows to the rear aspect, tiled splash backs and single radiator. Spot lights under the units give this a real modern feel.

OUTSIDE

The property has a lovely open green to the side and to the front is surrounded by decorative wrought iron railings with further lawned area. The communal areas are taken care of by the onsite management company.



SERVICE CHARGE

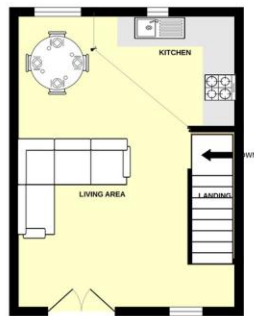
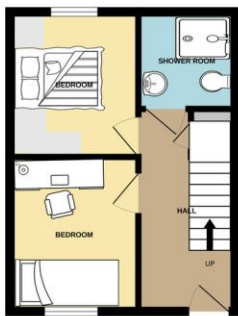
The property is subject to a monthly service charge to include gas, electric and water. Perfect for a first time buyer on a budget. Ask for further details regarding this.





GROUND FLOOR
262 sq. ft. (24.3 sq.m.) approx.

1ST FLOOR
262 sq. ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq. ft. (48.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and are intended to give a general impression of the dimensions. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual, accurate and specific details have not been stated and no guarantee is given for the accuracy of dimensions for all items.
Made with Metrage CS24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	75	
(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:
9 Ayrshire Close Buckshaw Park Chorley PR7 7DA

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 are 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