



redrose

11 Liverpool Walk

Buckshaw Village, Chorley, PR7 7HU

Beautifully presented three bedroom, Redrow built home that has been beautifully extended to the rear to provide great family living space. This really lovely property is sat on a quiet walkway in the centre of the village and is a perfect first time buy or family home. Three great size bedrooms wit...

Asking Price Of £235,000

EPC Rating '77'





Property Description

HALLWAY

5.00 x 1.49 Entrance, double glazed door with glass panel, radiator, ceiling light points, doors to connecting rooms, door to utility cupboard with plumbing for washer and vented for a dryer. Stairs to first floor. Door to under stairs storage. Laminate flooring.

KITCHEN/BREAKFAST ROOM

15' 3" x 7' 10" (4.67m x 2.4m) Fitted wall and base units in cream and walnut gloss, dark work tops with upstands. Wall to ceiling fitted units housing, single AEG integrated oven and microwave, fridge/freezer. Base unit with 4 ring gas hob, extractor over. Base unit with stainless steel sink unit and integrated dishwasher. Double glazed window to front elevation, radiator, down lights, door to hallway. High gloss porcelain tiled floor.

LOUNGE

15' 2" x 10' 9" (4.64m x 3.29m) Lovely bright lounge opening to the extension. Chrome dimmer light switches and sockets, TV sky point, BT socket. Radiator, ceiling light





points.

DINING ROOM EXTENSION

10' 2" x 12' 9" (3.1m x 3.9m) Lovely extension leading from the lounge, currently used as a dining room with downlights, dimmer switch, double glazed patio doors to garden.

CLOAKROOM

Double glazed window to front elevation, WC, wash hand basin, vinyl floor covering, radiator, consumer unit, ceiling light point.

UTILITY CUPBOARD

Plumbing for washing machine, vented for dryer.

MASTER BEDROOM

12' 5" x 8' 4" (3.79m x 2.56m) Double glazed window to rear, sliding fitted wardrobes, dimmer switch, ceiling light point, TV point inc sky. Radiator, door to en-suite. BT phone socket. Hammond fitted wardrobe with sliding doors. Hammond fitted wardrobe with sliding doors.



EN-SUITE

8' 3" x 5' 7" (2.54m x 1.71m) Modern WC, wash hand basin with mirror over. Walk in shower fully tiled ideal standard fittings folding glass door, down lights, black sparkle porcelain tiled floor, heated towel rail.

BEDROOM TWO

9' 6" x 8' 4" (2.91m x 2.55m) Double glazed window, radiator, ceiling light point. Dimmer switch.



BEDROOM THREE

7' 11" x 6' 5" (2.42m x 1.97m) Double glazed window to rear, ceiling light point, radiator. Dimmer switch.

FAMILY BATHROOM

5' 10" x 6' 9" (1.79m x 2.07m) Double glazed window, bath with shower over tiled interior, glass panel. Modern WC, wash hand basin, porcelain tiled floor in cream sparkle tiles. Down lights, heated towel rail.

Landing

Stairs with balustrades, doors to connecting rooms. Door to airing cupboard and boiler, loft hatch, part boarded. Ceiling light point.



OUTSIDE FRONT

Path to front entrance door, border under window with shrubbery. Side path to rear parking spaces and private garden.



Landscaped pedestrian area only to front of property which makes this a lovely quiet area to live.

GARDEN

Fenced private garden, patio area, paved path, lawn. Gate to side and parking spaces. Outdoor tap and electrical sockets.

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.

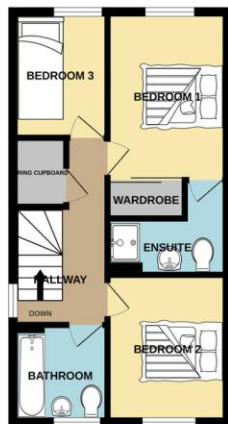
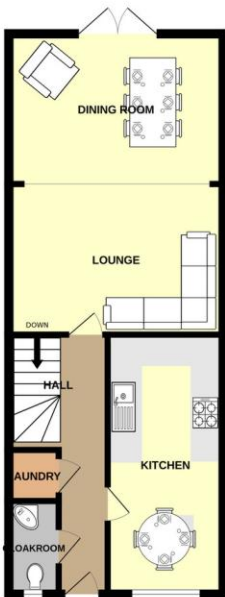


PARKING

2 parking bays to the rear of the property.

GROUND FLOOR
480 sq. ft. (44.6 sq. m.) approx.

1ST FLOOR
350 sq. ft. (32.5 sq. m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 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
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