



**redrose**

**7 Chaffinch Road**

Buckshaw Village, Chorley, PR7 7NN

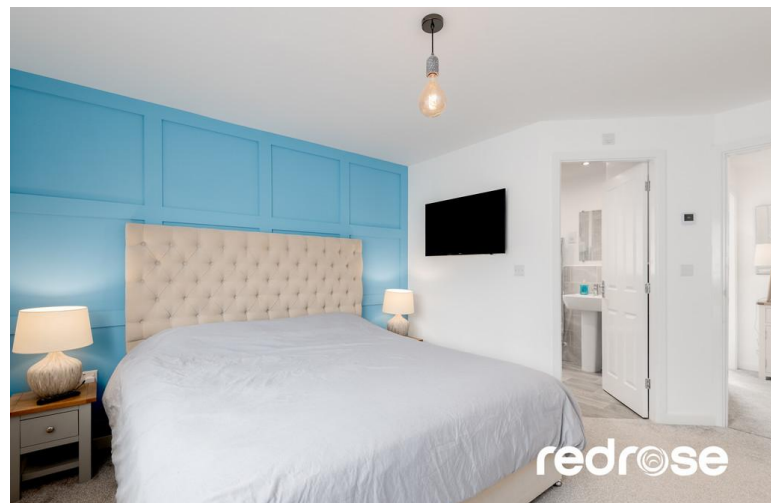
Beautifully presented 4 bed detached family home set on a quiet cul de sac. Immaculate throughout with numerous upgraded features, including high quality flooring, oak doors, chrome sockets and switches plus many more. Four great size bedrooms, upgraded kitchen with patio door to larger than average, South facing rear garden and space for 3 cars to the front. FREEHOLD...

**Asking Price Of £300,000**

**EPC Rating '83'**







## Property Description

### OUTSIDE FRONT

Triple width driveway to the front with pathway leading to front door.

### HALLWAY

Entrance hallway with stairs to first floor, oak door to lounge, ceiling light point and radiator.

### LOUNGE

11' 1" x 15' 8" (3.40m x 4.80m) Double glazed window overlooking the front, ceiling light point, radiator and half glazed oak doors leading to kitchen/diner. Panelled wall.

### KITCHEN/DINER

18' 4" x 10' 2" (5.61m x 3.12m) Beautifully upgraded kitchen with double glazed patio doors and window to the rear. A range of wall and base units in light cream gloss with under cupboard lighting. Integrated double oven, fridge/freezer and dishwasher, upgraded sink and drainer, stainless steel hob. High quality upgraded flooring and door to utility.



#### UTILITY ROOM

5' 2" x 7' 1" (1.6m x 2.16m) Good size utility room with half glazed panelled door to side access and further panelled doors to cloakroom. High quality flooring, space for washing machine and tumble dryer, ceiling light point and radiator.

#### CLOAKROOM

Double glazed window to side, two piece suite with low level WC and wash hand basin. Downlights, high quality flooring and radiator.

#### FIRST FLOOR

Stairs leading from ground floor to first floor landing with radiator, ceiling light point, panelled doors to all bedrooms and loft hatch access.

#### MASTER BEDROOM

14' 4" x 13' 1" (4.39m x 4.01m) Great size master bedroom with double glazed window to front, ceiling light point, radiator and panelled door to en-suite. High quality fitted wardrobes.

#### EN-SUITE

5' 6" x 6' 9" (1.68m x 2.08m) Half tiled en-suite with three piece suite including shower cubicle, low level WC and wash hand basin. shaver socket, ouble glazed window to side, downlights and heated chrome towe rail.



#### BEDROOM TWO

9' 3" x 11' 8" (2.84m x 3.56m) Double glazed window to front, ceiling light point and radiator.

#### BEDROOM THREE

7' 8" x 9' 6" (2.34m x 2.90m) Double glazed window to rear, ceiling light point and radiator.

#### BEDROOM FOUR

10' 2" x 8' 9" (3.12m x 2.69m) Double glazed window to rear, ceiling light point and radiator.



#### FAMILY BATHROOM

6' 11" x 5' 6" (2.11m x 1.70m) Fully tiled bathroom with three piece suite with low level WC, wash hand basin and bath with fully tiled surround, shower screen and shower over. vinyl flooring, downlights, heated towel rail and double glazed window to rear.

#### OUTSIDE REAR

South facing, larger than average rear garden laid mainly to lawn, fenced to all sides with side access to the front. Patio leads from the dining room and pathway leads to the







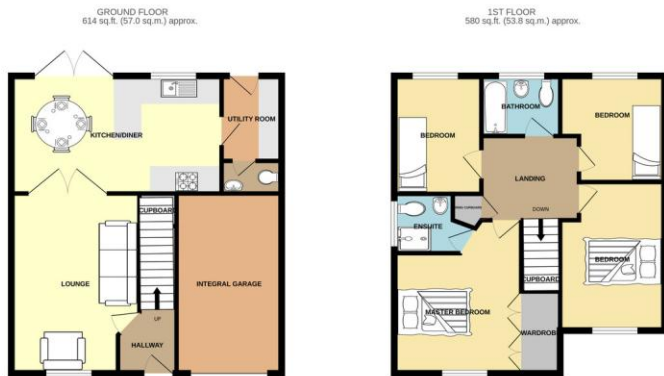
side. Automatic up/down lights and double electrical socket.

#### 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

#### GARAGE

Accessed via up and over door to the front with power and light.



TOTAL FLOOR AREA: 1193 sq ft (110.8 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 parts are approximate and no responsibility is taken for any minor variations in size. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not intended to be guaranteed. See the full particulars of this advert for all details.  
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Score	Energy rating	Current	Potential
92+	A		93 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 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