



redrose

95 Brookwood Way

Buckshaw Village, Chorley, PR7 7JS

This lovely Charles Church, 5 bedroom family home, is beautifully presented throughout. Set on a larger than average plot with ample gardens to front and rear and fantastic parking for several vehicles. 2 reception rooms, large kitchen/diner/family space to the rear, five bedrooms and a double gara...

Asking Price Of £450,000

EPC Rating '89'





Property Description

Red Rose are delighted to introduce to the market this Charles Church modern five bedroom detached family home situated in the sought after location of Buckshaw Village. This extensive home has been upgraded throughout and has a host of high spec fixtures and fittings such as granite worktops and many more.

Internally the property benefits from entrance hallway, dining room, lounge, handy downstairs wc, utility room, open plan kitchen/living space which benefits from having Kamdean flooring and double patio doors leading out to a larger than average rear garden. Additionally, there is a access to the double detached garage with larger than average double width driveway allowing ample off-road parking for a number of vehicles. Ups stairs there are five bedrooms with the master offering en-suite facilities, and there is also a family bathroom with a double shower cubide. The loft has been fully boarded with power and lighting as well as a access to the solar panels controls. To the front of the property there is a driveway and additional garden area.



This property needs to be viewed to be appreciated so call the office now, so you don't miss out. It must be noted this property is being sold with a no chain delay.



GROUND FLOOR

RECEPTION HALLWAY

Accessed by a newly fitted composite front door. Stairs leading off to the first floor with under stairs storage cupboard. Radiator. Karndean parquet flooring. Coved ceiling.

STUDY/DINING ROOM

3.08m x 2.96m (10'1" x 9' 9")

Currently used as a dining room but would also make a great size study. Two double glazed windows overlooking the front garden. Radiator. Karndean flooring. Coved ceiling.



LOUNGE

5.18m x 3.47m (17'0" x 11' 5")

Great size lounge with double glazed window overlooking the front garden, Radiator. TV point. Coved ceiling.

KITCHEN/DINING/FAMILY

8.56m x 3.87m (28' 1" x 12' 8")

Great family space with 2 double glazed patio doors to rear garden and further double glazed window. the patio doors have the addition of attractive shutters. The kitchen has a range of wall and base units in white gloss with quartz worktops and stainless steel one and a half bowl sink unit with mixer tap. Range style stainless steel oven with extractor fan over. Integrated dishwasher. Two radiators. Karndean parquet flooring throughout. Door leading to the utility room.



UTILITY ROOM

Side facing double glazed door leading to outside. Fitted cupboards in white gloss with quartz worktop and sink unit. Cupboard concealed gas central heating boiler. Plumbed for washing machine. Radiator. Karndean flooring. Door leading to the WC.

WC

Two piece suite comprising handbasin and WC. Radiator. Karndean flooring.



FIRST FLOOR

Landing with doors leading off to the bathroom and five bedrooms.

BEDROOM ONE

3.72m x 3.49m (12'2" x 11' 5")

Two double glazed windows to front, ceiling light point. Radiator. Door leading to the ensuite.

EN SUITE



Side facing double glazed window. Three piece suite comprising handbasin, WC, and shower cubicle. Part tiled walls. Heated towel rail. Downlights, extractor fan and shaver point.

BEDROOM TWO

3.92m x 3.25m (12'10" x 10' 8")

Two double glazed windows overlooking the front. Radiator, ceiling light point, store cupboard with airing cupboard area.

BEDROOM THREE

3.84m x 2.74m (12'7" x 9' 0")

Another great size double with fitted half mirrored wardrobes to one wall, ceiling light point, radiator and double glazed window to rear.

BEDROOM FOUR

3.75m x 2.45m (12'4" x 8' 0")

Fourth double bedroom with rear double glazed window to rear, fitted wardrobes to one wall. ceiling light point, radiator.

BEDROOM FIVE

2.75m x 2.07m (9'0" x 6' 9")

Perfect for a study with double glazed window to rear, ceiling light point and radiator.



BATHROOM

Side facing double glazed window. Four piece suite comprising handbasin, WC, panelled bath and large shower cubicle. Part tiled walls. Heated towel rail. Extractor fan and shaver point.

DOUBLE GARAGE

Double garage to side with power and light. fabulous parking in front for numerous vehicles. The garage also has storage into the eaves.

GARDENS

The property has a large front garden set well back from the road with pathway leading to the front door, established shrubbery surrounds.

The rear garden is much larger than average with Indian stone patio, large lawn with established borders and shrubbery and raised deck to the rear. the current vendor has fitted extra drainage.

TENURE : freehold





GROUND FLOOR
1910 sq.ft. (177.4 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 2684 sq.ft. (249.3 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 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