



redrose

8 Bracken Ghyll Close

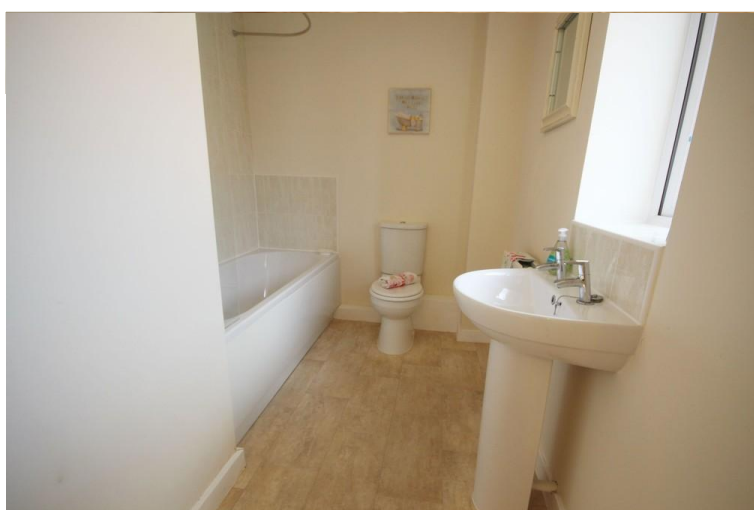
Buckshaw Village, Chorley, PR7 7FE

NO CHAIN. Set on a quiet cul de sac of just a few properties this great size 2 bedroom coach-house has 2 fabulous size bedrooms, lounge/diner and kitchen. This lovely property is a perfect downsize or first step onto the ladder. Beautifully maintained and presented throughout.

Asking Price Of £145,000

EPC Rating 'TBC'





Property Description

ENTRANCE HALL

Entrance foyer with stairs leading to living quarters.

HALLWAY

10' 7" x 6' 6" (3.245m x 1.991m) Light and airy hall with double glazed window to rear views, radiator, balustrade, light fitting and doors to bedrooms, bathroom and lounge.

LOUNGE

13' 3" x 10' 7" (4.04m x 3.23m) Great sized lounge which leads through to dining area and kitchen with vinyl flooring, double glazed window to front views, radiator, light fitting and door to hallway

DINING AREA

9' 1" x 8' 2" (2.77m x 2.51m) Spacious area for a dining table, there is vinyl flooring, double glazed window, light fitting, and access to kitchen.

KITCHEN

9' 0" x 8' 11" (2.76m x 2.73m) Modern kitchen with fitted



wall and base units, stainless steel sink, work surface area for prepping food, four electric hob with extractor hood, double glazed window to rear view, light fitting, vinyl flooring and access to dining area.

BATHROOM

8' 7" x 6' 5" (2.64m x 1.98m) Spacious and light three piece suite with wash hand basin, WC, bath, tiled walls, radiator, light fitting, double glazed window, vinyl flooring and door to hallway.

BEDROOM 1

17' 6" x 9' 1" (5.34m x 2.79m) Very generous room with vinyl flooring, double glazed windows to front and rear, radiator, light fitting and door to hallway.



BEDROOM 2

14' 1" x 11' 3" (4.31m x 3.43m) Another great sized bedroom with vinyl flooring, double glazed window to front views, radiator, light fitting, loft access and door to hallway.

PARKING/STORAGE CUPBOARD

To the rear of the property there are two allocated parking spaces and also ample parking at the front of the building. there is a large storage cupboard under the stairs, perfect for bicycles etc...



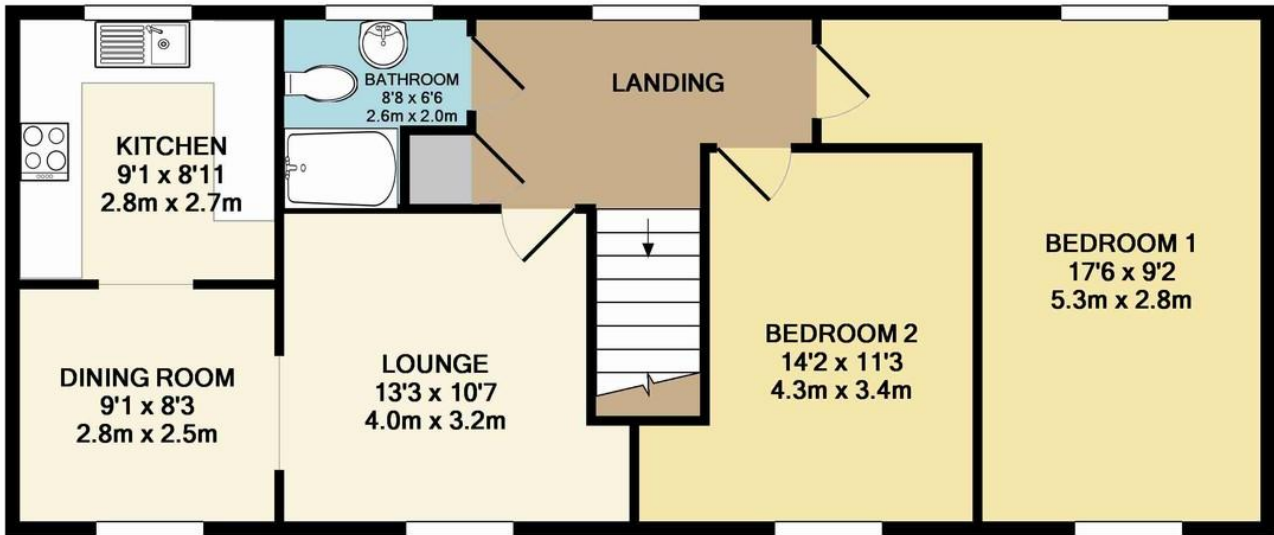
BUCKSHAW VILLAGE

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 restaurant serving brunch, lunch and dinner, Costa coffee, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors surgery and dentist. the Buckshaw hub offers a nursery, children's swimming pool, hair salon and cafe. Buckshaw village has everything you could possible need for young and old alike.





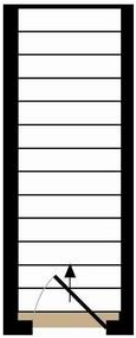




1ST FLOOR
 APPROX. FLOOR
 AREA 725 SQ.FT.
 (67.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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