



redrose

43 Home Park Drive

Buckshaw Village, Chorley, PR7 7EA

Situated in a quiet cul de sac, this three bedroom home is a perfect first step onto the property ladder. En suite to the master bedroom, lovely kitchen/diner leading to a private garden and garage to the side with driveway. The property is for sale with no onward chain. FREEHOLD.

Asking Price Of £247,000

EPC Rating '78'





Property Description

OUTSIDE FRONT

Lawn with pathway leading to wooden front door.

HALLWAY

8' 11" x 3' 10" (2.74m x 1.17m) Spacious entrance hallway with doors leading to ground floor rooms, radiator and light fitting. Stairs to first floor.

CLOAKROOM

5' 1" x 3' 7" (1.56m x 1.10m) Two piece bathroom suite with wash hand basin and low level WC. Radiator, porcelain tiled flooring, ceiling light point and double glazed window.

LOUNGE

17' 1" x 10' 2" (5.21m x 3.1m) Dual aspect with double glazed windows to front and side. Door to under stairs storage cupboard, radiator and ceiling light point.

KITCHEN/DINER

17' 0" x 10' 1" (5.20m x 3.09m) A range of white and





brown wall and base units with black wall tiling, integrated dishwasher, microwave, integrated single oven, 4 ring gas hob, extractor, down lights, 1½ stainless steel sink, and 2 radiators. High gloss porcelain tiled flooring, integrated fridge freezer, door to utility cupboard with plumbing for washer/dryer, double glazed patio doors to garden and open plan to the dining area with double glazed windows to front and side. Downlights.

FIRST FLOOR

Landing with doors to all rooms, loft hatch and airing cupboard.



MASTER BEDROOM

12' 5" x 10' 4" (3.80m x 3.16m) Double glazed window to front, fitted wardrobes, ceiling light point, radiator and door leading to en suite. TV and telephone point.

EN SUITE

10' 4" x 6' 3" (3.16m x 1.93m) Larger than average with tiled flooring, double shower fully tiled, wall mounted wash hand basin, WC, down lights and heated towel rail. Double glazed window to side.

BEDROOM TWO

8' 9" x 9' 6" (2.67m x 2.90m) Double glazed window to front, ceiling light point and radiator.



BEDROOM THREE

8' 9" x 7' 3" (2.67m x 2.21m) Double glazed window overlooking rear garden, radiator and ceiling light point.

BATHROOM

6' 11" x 5' 7" (2.13m x 1.71m) WC, wash hand basin, bath with shower over and glass shower screen, heated towel rail and vinyl flooring. Downlights.

OUTSIDE REAR

Good size garden with established borders and lawn. Patio area leading from the dining room. Side gate access to garage and parking.

GARAGE

Single garage with up and over door and parking space in front. The garage has power and light.

REDROSE MORTGAGE SERVICES

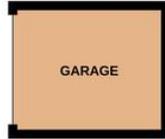
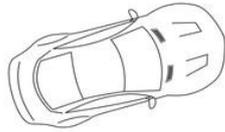
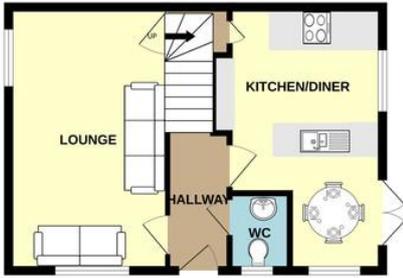
If you would like a free mortgage consultation our in house financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services







GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



3 BED DETACHED PROPERTY

TOTAL FLOOR AREA: 918 sq.ft. (85.3 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 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 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