



**redrose**

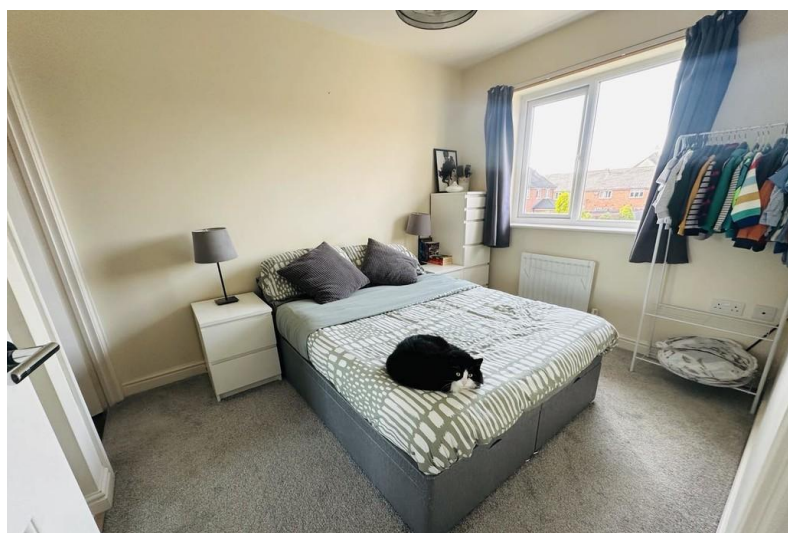
**10 Suffolk Court**

Buckshaw Village, Chorley, PR7 7HN

**FREEHOLD.** Set on a quiet little cul de sac in the centre of the village, this lovely, three bedroom home is a perfect first step onto the ladder. With modern kitchen/diner and good size lounge with patio doors onto the garden, en suite to master bedroom and single garage.

**£190,000**

**EPC Rating '85'**







## Property Description

### ENTRANCE HALLWAY

Door to the front, single radiator, under stairs utility area with plumbing for a washing machine and a tumble dryer and stairs leading to the first floor.

### LOUNGE

4.60m (15' 1") x 3.40m (11' 2") Double glazed patio doors leading to the rear garden, single radiator and a TV point.

### KITCHEN/DINER

4.10m (13' 5") x 2.50m (8' 2") Double glazed window to the front, radiator, contemporary high gloss base and eye level units in white and contrasting walnut effect, gas hob with extractor fan and splashback, built-in electric oven, integrated dishwasher and microwave, stainless steel sink and drainer and double glazed window to front.

### CLOAKS

1.80m (5' 11") x 1.00m (3' 3") Double glazed window to the front, low level WC, hand basin and a single radiator.



#### MASTER BEDROOM

3.20m (10' 6") x 2.60m (8' 6") Double glazed window to the rear, radiator, TV point and a single radiator. Door to en suite

#### EN SUITE

2.60m (8' 6") x 1.80m (5' 11") Large walk-in shower, low level WC, hand basin and a heated towel rail.

#### BEDROOM TWO

3.00m (9' 10") x 2.50m (8' 2") Double glazed window to the front and a single radiator.

#### BEDROOM THREE

2.50m (8' 2") x 2.00m (6' 7") Double glazed window to the rear and a single radiator.

#### FAMILY BATHROOM

2.10m (6' 11") x 2.00m (6' 7") Three piece family bathroom with bath, low level Wc and wash hand basin. Vinyl flooring, downlights and double glazed window to front.

#### GARDEN

Larger than average lawned garden to the rear with a good size patio. rear gate access.

#### GARAGE/PARKING

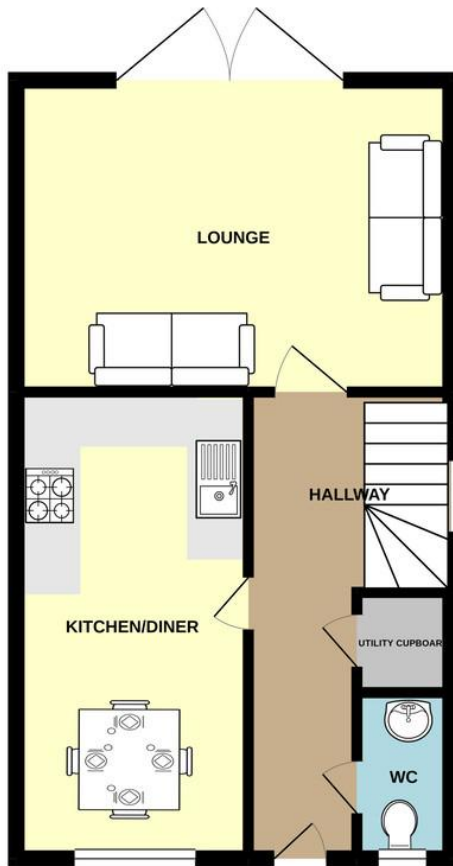
Single garage with up and over door and parking in front for one vehicle.



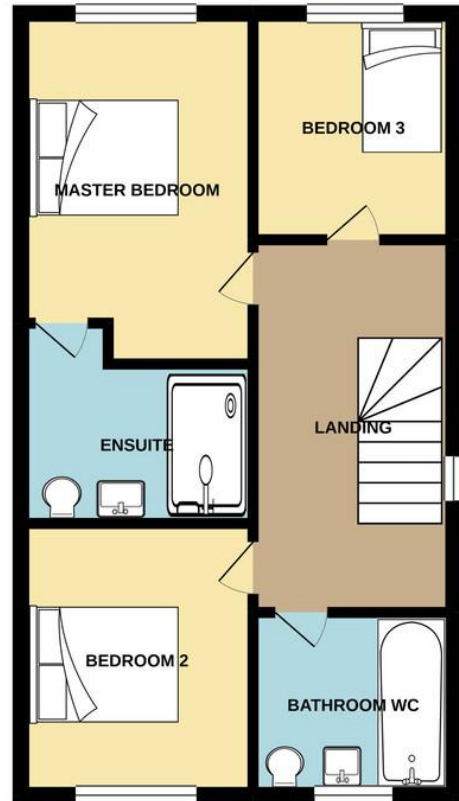




GROUND FLOOR  
423 sq. ft. (39.3 sq. m.) approx.



1ST FLOOR  
423 sq. ft. (39.3 sq. m.) approx.



TOTAL FLOOR AREA: 845 sq. ft. (78.5 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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