



redrose

78 Guernsey Avenue

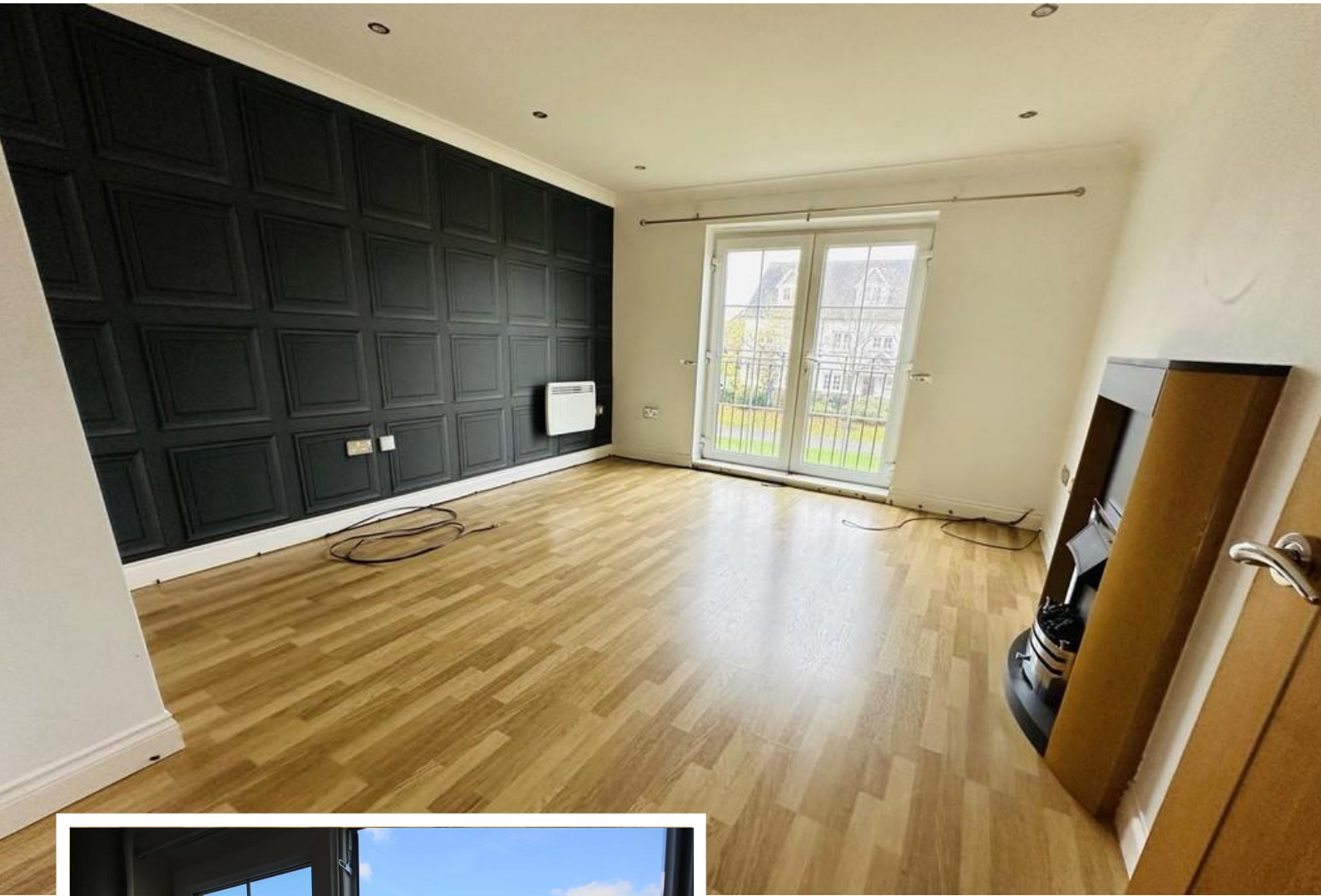
Buckshaw Village, Chorley, PR7 7AH

Situated on the first floor this 2 bedroom apartment is larger than average with two double bedrooms, en suite to the master, separate kitchen and large lounge overlooking landscaped gardens. The apartment is for sale with no onward chain and is a perfect first time buy or ideal investment.

Asking Price Of £115,000

EPC Rating '74'





Property Description

LOUNGE

4.39 x 3.66 Lovely, larger than average lounge with high quality laminate flooring throughout. UPVC double glazed patio doors with Juliet balcony overlooking landscaped gardens. Ceiling light point, radiator and door to hallway.

KITCHEN

3.28 x 2.13 Fitted wall, base and drawer units with contrasting work surfaces. Integrated fridge, freezer and Washer Dryer, 4 ring hob with extractor hood over and electric oven. Stainless steel one and a half bowl sink with mixer tap over. Partially tiled elevations. Tiled flooring, downlights. UPVC double glazed window to rear aspect.

BATHROOM

Fitted with a modern three piece suite in white comprising of panelled bath with shower attachment, wash hand basin and WC. Chrome heated towel rail. Inset spot-lighting. Partially tiled elevations. Extractor fan. Tiled flooring.





BEDROOM ONE

4.39 x 3.18 Great size double with UPVC double glazed window to front aspect. ceiling light point and radiator.

EN SUITE

Fitted with a modern three piece suite in white comprising of fully tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Partially tiled elevations. Tiled flooring. Inset spot-lighting. Extractor fan.

BEDROOM TWO

3.38 x 3.07 Another great size double with UPVC double glazed window to rear aspect, ceiling light point and radiator.



HALLWAY

High quality laminate flooring, radiator, ceiling light point, Storage cupboard. Intercom telephone.

PARKING

The property has allocated and visitor parking to the rear.

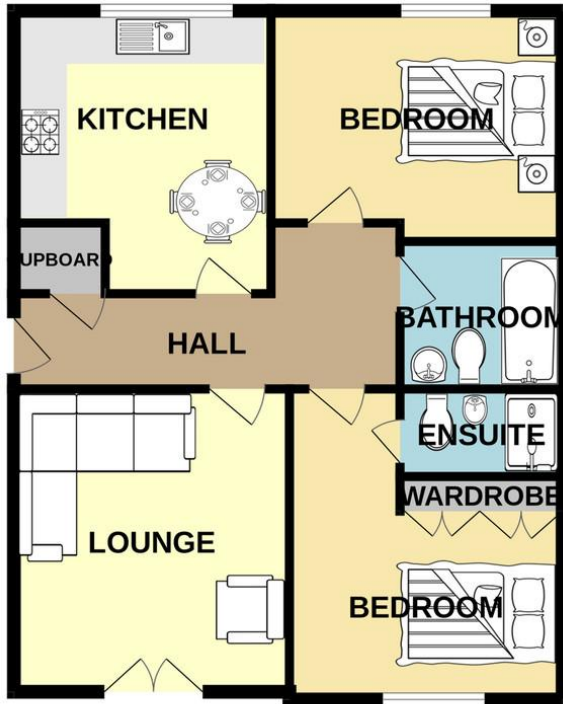
MORTGAGE

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.





GROUND FLOOR



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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EPC GRAPH

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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 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