



redrose

12 Coopers Place

Buckshaw Village, Chorley, PR7 7BY

A perfect first step onto the property ladder, ideal lock up and leave, or investment. This lovely little property has had newly fitted carpets throughout, complete redecoration and a newly fitted kitchen, just ready to move right in! With two bedrooms, fitted wardrobes to the master and shower room...

Asking Price Of £145,000

EPC Rating '75'





Property Description

GROUND FLOOR

ENTRANCE HALLWAY

Double glazed door to the front aspect. Central heating radiator.

CLOAKROOM

Modern two piece suite comprising low level WC and wash hand basin. Laminate flooring. Central heating radiator.

OPEN PLAN KITCHEN/LIVING AREA

7' x 16' 7"

(5.07m x 5.06m) 16' Newly fitted kitchen with washing machine and fridge/freezer, wall and base units in contemporary colours with single oven, hob and stainless steel sink.

LIVING AREA

Double glazed UPVC windows to the front and side aspects. Central heating radiator. Stairs leading to the first



floor.

FIRST FLOOR

MASTER BEDROOM

12' 5" x 8' 3" (3.8m x 2.53m) Double glazed UPVC window to the front aspect. Central heating radiator. Built in wardrobes.

BEDROOM TWO

7' 2" x 7' 6" (2.2m x 2.3m) Double glazed UPVC window to the front aspect. Central heating radiator.

FAMILY BATHROOM

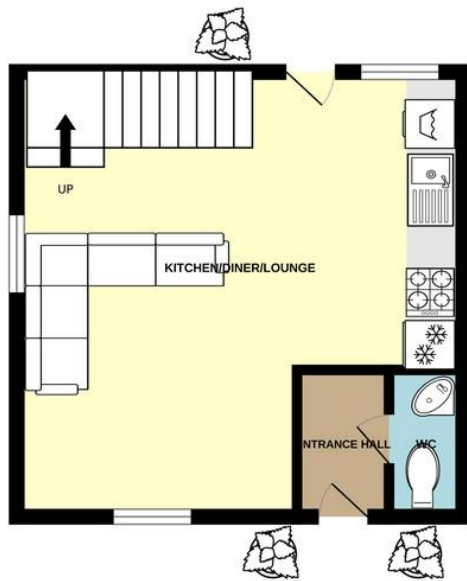
8' 2" x 4' 3" (2.5m x 1.3m) Modern three piece suite comprising low level WC, wash hand basin and double shower unit. Part tiled walls. Central heating radiator. Extractor fan.

PARKING

To the rear of the property there is allocated off street parking.



GROUND FLOOR



1ST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 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 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