



redrose

23 Bryning Way

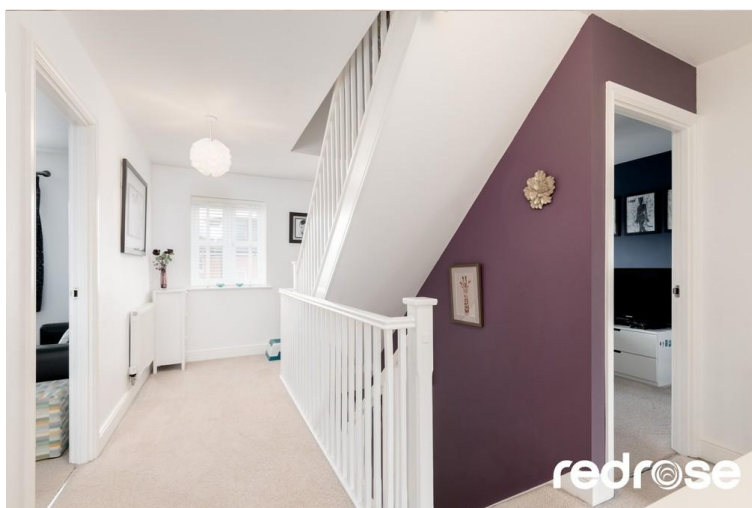
Buckshaw Village, Chorley, PR7 7DQ

A perfect haven for families or those seeking to upsize. Fabulous 5/6 bedroom family home situated on a quiet street in the centre of the village, With flexible living over three floors, great size bedrooms, en suite to master and bedroom two, and a further family bathroom make sure this family home has space for everyone. Great size rear garden and double width driveway to the front with a EV charger.

Asking Price Of £365,995

EPC Rating '71'





Property Description

Ground Floor

Entrance hall with stairs leading to first floor, ceiling light point and panelled doors to all ground floor rooms.

CLOAKROOM

4' 11" x 3' 2" (1.50m x 0.99m) W/C, corner wash hand basin, ceiling light point, radiator and extractor.

LOUNGE

15' 5" x 10' 7" (4.72m x 3.24m) Lovely bright lounge with double glazed bay window to the front, fire and surround, ceiling light point, radiator and panelled door to hallway.

DINING ROOM

8' 11" x 8' 7" (2.72m x 2.64m) Double glazed patio doors to rear garden, ceiling light point and radiator

KITCHEN

11' 10" x 8' 11" (3.63m x 2.72m) A range of wall and base units, stainless steel sink and drainer, dishwasher, integrated oven and gas hob with extractor fan over and fridge/freezer.



UTILITY

5' 11" x 5' 8" (1.82m x 1.74m) Base unit, stainless steel sink and drainer, with space and plumbing for washing machine, panelled door to rear garden.

First Floor

stairs leading to first floor landing.

BEDROOM TWO

10' 6" x 10' 3" (3.22m x 3.14m) Double glazed window to the front, ceiling light point and radiator, door leading to en-suite



EN SUITE

7' 3" x 3' 5" (2.23m x 1.06m) Enclosed shower cubicle, Wc, radiator and wash hand basin.

BEDROOM THREE

14' 6" x 8' 2" (4.42m x 2.51m) Double glazed window to front, ceiling light point and radiator.

BEDROOM FOUR

10' 0" x 8' 6" (3.06m x 2.60m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM FIVE

9' 4" x 7' 0" (2.86m x 2.14m) Double glazed window to rear, ceiling light point and radiator.



BATHROOM

9' 2" x 6' 2" (2.81m x 1.89m) Four piece bathroom suite with shower cubical, WC, wash hand basin and bath.

Second Floor

stairs leading from first floor to second floor landing.
Ceiling light point.

MASTER BEDROOM

16' 11" x 8' 10" (5.18m x 2.71m) Great size master bedroom with dormer window to front and skylight to rear. Ceiling light point and radiator. Panelled door to en suite.



EN SUITE

6' 11" x 5' 9" (2.11m x 1.77m) Enclosed shower cubicle, WC and wash hand basin, extractor fan and ceiling light point.

BEDROOM/OFFICE

16' 11" x 8' 7" (5.17m x 2.64m) Dormer window to front, store cupboard, ceiling light point and radiator.



OUTSIDE

Outside, the property features an oversized, integral garage, ideal for storage, and a double fronted driveway capable of accommodating two cars. The rear garden, primarily lawned with ample patio space and not directly overlooked, provides a cosy outdoor space for relaxation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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