



**redrose**

**15 Whitley Drive**

Buckshaw Village, Chorley, PR7 7JY

Extended, detached and Beautifully presented throughout. This really lovely Redrow built 'Warwick' is a spacious, detached three bedroom home. With high quality fixtures and fittings and an extension leading from the kitchen/diner providing a great family space. A purpose built office is erected in ...

**Asking Price Of £325,000**

EPC Rating '90'







## Property Description

### OUTSIDE FRONT

Lawn with pathway leading to front door. Resin finished driveway leading to single garage with ample parking.

### HALLWAY

UPVc front door with leaded glass insert. Stairs leading to first floor, panelled doors with chrome handles leading to all ground floor rooms, ceiling light points and door to understairs storage cupboard and Amtico flooring.

### LOUNGE

15' 5" x 11' 5" (4.7m x 3.5m) Good size lounge with double glazed and leaded window to front, radiator and ceiling light point.

### CLOAKROOM

5' 7" x 3' 2" (1.71m x 0.98m) Two piece suite with low level WC and wash hand basin, double glazed leaded window to front, ceiling light point, radiator and Amtico flooring.

### KITCHEN/DINER



18' 6" x 12' 2" (5.65m x 3.73m) Great family space in this kitchen/diner with a range of fitted wall and base units in cream. integrated fridge/freezer, integrated dishwasher, 4 ring gas hob, integrated microwave and single oven, contrasting worktops. downlights under cupboards and 2 ceiling light points. Stainless steel and drainer, double glazed window to rear garden and Breakfast bar. Opening leading to the extension/Orangery. White panelled door leading to utility cupboard with plumbing and space for washing machine and tumble dryer.

#### OUTSIDE OFFICE/CABIN

Purpose built insulated office with power and light. perfect if you work from home or an ideal 'man cave'

#### EXTENSION/ORANGERY

11' 5" x 11' 5" (3.5m x 3.5m) Beautiful bright room with solid roof and downlights, patio doors to rear garden and. Leading straight from the kitchen diner providing a perfect family space.

#### FIRST FLOOR

Stairs leading to first floor with double glazed window to side. Landing with white panelled doors leading to all first floor rooms and storage cupboard housing boiler. Ceiling light point and radiator.

#### MASTER BEDROOM

11' 10" x 11' 3" (3.63m x 3.44m) Double glazed and leaded window to front, fitted wardrobes, ceiling light point and radiator. White panelled door leading to en-suite.

#### EN-SUITE

8' 3" x 4' 2" (2.53m x 1.28m) Three piece bathroom suite with double shower cubicle, low level WC and wash hand basin. Double glazed window to side, ceiling light point, heated towel rail and tiled flooring.

#### BEDROOM TWO

11' 5" x 11' 1" (3.49m x 3.38m) Double glazed window to rear, ceiling light point and radiator.

#### BEDROOM THREE

11' 5" x 7' 2" (3.5m x 2.19m) Double glazed window to rear, ceiling light point and radiator.

#### FAMILY BATHROOM

8' 2" x 6' 11" (2.51m x 2.13m) Three piece bathroom suite with low level WC, wash hand basin, bath with shower over and glass shower screen. Heated towel rail, downlights and tiled flooring. Door leading to cupboard housing hot water cylinder.

#### OUTSIDE REAR







Good size rear garden with patio leading from the Orangery/extension and pathway leading to the side gate. Mainly laid to lawn and fenced to all sides with side gate access to garage and parking.

#### GARAGE AND PARKING

Single garage with up and over door and parking in front for several vehicles. Power and light.



Aerial boundary view for illustrative purposes only





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		92 A
81-91	B	90 B	
69-80	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