



redrose

21 Argyll Avenue

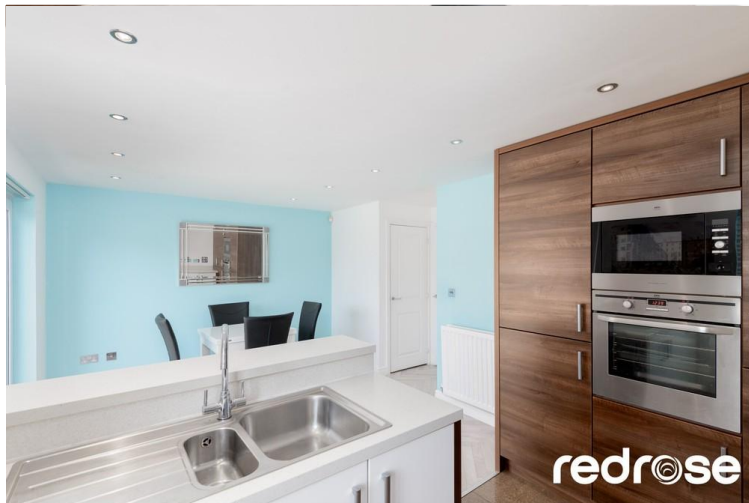
Buckshaw Village, Chorley, PR7 7HB

This beautifully presented Redrow-built home is set in one of the village's most sought-after locations. Offering a sunny, private garden and a garage, the property features four generously sized bedrooms, including a master with en suite. Perfectly suited for a young family, it combines comfort, space and location...

£319,000

EPC Rating '76'





Property Description

OUTSIDE FRONT

Small lawn area with pathway to front door, and a long driveway for parking for at least 3 good sized cars. Driveway leads to garage.

ENTRANCE HALL

13' 5" x 3' 7" (4.107m x 1.112m) Doors to lounge, WC and kitchen/diner. Stairs leading to the first floor, light fitting, radiator and panelled door to front.

LOUNGE

16' 9" x 11' 3" (5.108m x 3.436m) Spacious lounge with bay window, radiator, light fitting and door to hallway.

WC

6' 7" x 3' 5" (2.011m x 1.059m) Modern suite with wash hand basin, tiled splash back, double glazed window, radiator WC and door to hallway.

KITCHEN/DINER

19' 2" x 10' 7" (5.856m x 3.227m) Modern fitted kitchen



with good sized area for dining table, fitted wall and base units with integrated dishwasher, oven, microwave and fridge freezer. Double glazed window and UPVC sliding door to rear garden, radiator, light fitting and door to hallway.

LANDING

11' 3" x 3' 4" (3.436m x 1.036m) Light and airy landing with double glazed window, radiator, light fitting, loft access to a half boarded loft and door to all bedrooms and bathroom.

MASTER BEDROOM

12' 4" x 10' 3" (3.762m x 3.135m) Generous bedroom with built in wardrobes, double glazed window, radiator, light fitting and doors to en-suite and hallway.

EN SUITE

7' 0" x 4' 9" (2.146m x 1.464m) Three piece suite with shower, wash hand basin, WC, tiled walls, heated towel rail, light fitting, double glazed window and door to hallway.



BEDROOM 2

9' 11" x 9' 4" (3.026m x 2.860m) Double room with built in wardrobes, double glazed window, radiator, light fitting and door to hallway.

BEDROOM 3

9' 6" x 7' 2" (2.921m x 2.209m) Double glazed window, light fitting, radiator and door to hallway.



BEDROOM 4

8' 11" x 8' 6" (2.741m x 2.616m) Great room for a study or bedroom with double glazed window, radiator, light fitting and door to hallway.

OUTSIDE REAR

Great little sun trap. Private enclosed garden, with patio area, lawn, brick wall for extra privacy, gate leading to driveway, potential to extend out.

GARAGE

Single detached garage with power.



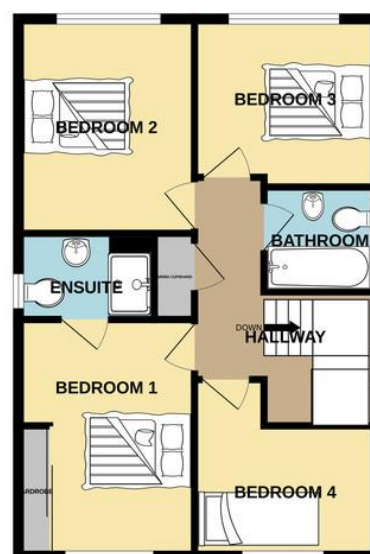




GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |