



redrose

15 Silverstone Street

Buckshaw Village, Chorley, PR7 7EB

An exceptionally presented three-bedroom family home, featuring two spacious reception rooms and a generously sized master bedroom with en suite. The converted garage offers the perfect space for a home office, while the well maintained south-facing rear garden provides an ideal spot for relaxation. Additional benefits include off-road parking to the side and an attractive open outlook to the front.

Asking Price Of £290,000

EPC Rating '83'





Property Description

OUTSIDE FRONT

Hedge surrounds the front with pathway leading to the front. Garage to the side with parking in front.

ENTRANCE HALLWAY

Inviting entrance hallway with ceiling light point, doors to lounge, dining room and kitchen. Stairs to first floor. Vinyl flooring.

LOUNGE

19' 2" x 10' 9" (5.86m x 3.30m) Dual aspect lounge with double glazed window to front, double glazed patio doors to rear, 2 x ceiling light point, wall mounted feature fire, radiator and door to hallway.

DINING ROOM/SECOND RECEPTION

9' 9" x 8' 3" (2.99m x 2.53m) Currently used as a second reception but would make a lovely formal dining room or study. Double glazed window to front, ceiling light point and radiator.





CLOAKROOM

6' 1" x 6' 1" (1.87m x 1.86m) Low level WC, wash hand basin, ceiling light point, radiator, vinyl flooring and double glazed window to front.

KITCHEN

14' 10" x 13' 3" (4.54m x 4.06m) Beautifully upgraded kitchen with granite worktops, cream gloss cupboards, with integrated fridge/freezer and washing machine, 4 ring hob with extractor fan over and single electric oven. Tiled flooring, double glazed window to rear, door to garden and door to understairs cupboard.

FIRST FLOOR

Stairs to first floor landing with doors to all rooms. double glazed window to rear, ceiling light point.



MASTER BEDROOM

15' 11" x 14' 9" (4.86m x 4.50m) Stunning master suite with fitted wardrobes to one wall, double glazed window to front, ceiling light point and door to en suite.

EN SUITE

6' 8" x 6' 3" (2.05m x 1.92m) Three piece en suite with enclosed shower cubicle, low level WC and wash hand basin. vinyl flooring, double glazed window to front and downlights.



BEDROOM TWO

14' 6" x 10' 9" (4.43m x 3.30m) Another great size bedroom with fitted wardrobes, double glazed window to front, ceiling light point and radiator.

BEDROOM THREE

8' 3" x 8' 1" (2.53m x 2.47m) Double glazed window to rear, ceiling light point and radiator.

FAMILY BATHROOM

6' 8" x 6' 3" (2.05m x 1.92m) Three piece bathroom suite with upgraded jacuzzi bath, low level WC and wash hand basin. Vinyl flooring, ceiling light point, radiator and double glazed window to rear.

REAR GARDEN

Fabulous South facing rear garden with patio area and lawn. fenced to all sides and side access to garage conversion.

GARAGE CONVERSION

The garage has been converted to a useful multi purpose room with double glazed window overlooking the garden, ceiling light and door to garden. Currently used as storage but would make an idea office space.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 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 are 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