



**redrose**

**3 Chaffinch Road**

Buckshaw Village, Chorley, PR7 7NN

THIS STUNNING FAMILY HOME is Immaculately and beautifully presented property with three great size bedrooms including a large master with en-suite, a luxury lounge with patio doors leading to the large, landscaped garden. Specious beautiful kitchen/diner and utility room, leading to a WC. The rear garden, complemented by immaculate lawned and patio area that is ideal for the summer entertainment days, seals the deal on this truly ideal family sanctuary, meticulously cared for throughout. There is power and lighting to the detached garage, E V Charger. FREEHOLD.

**Offers In Region Of £299,950**

EPC Rating '83'





## Property Description

### GROUND FLOOR

#### LIVING ROOM

18' 5" x 10' 2" (5.63m x 3.11m) Lovely Dual aspect living room with double glazed window to front and double glazed patio doors to garden. ceiling light point, radiator and door to hallway.

#### KITCHEN/DINER

18' 5" x 9' 5" Another fabulous, bright room with double glazed windows to side and front. A range of wall and base units in white wood effect with integrated oven, dishwasher and fridge/freezer tiled flooring, radiator and ample space for dining table. Door leading to utility.

#### UTILITY

Space for washing machine and tumble dryer, ceiling light point and tiled flooring, door to side access,





## FIRST FLOOR

### MASTER BEDROOM

18' 5" x 10' 5" Fabulous master bedroom with double glazed windows to front and side, radiator, dressing area, built in wardrobe, ceiling light point and door to en suite.

### EN SUITE

Double shower cubicle, fully tiled with low level WC and wash hand basin, heated towel, double glazed window to front, ceiling light.

### BEDROOM TWO

10' 7" x 9' 2" Double glazed windows to front, ceiling light point and radiator.

### BEDROOM THREE

9' 2" x 7' 7" Double glazed window to side, ceiling light point and radiator.

### REAR GARDEN

Fully enclosed, part walled landscaped garden. Large patio areas with gate access to side and door leading to garage. Exterior sockets and outside tap.

### GARAGE

Single garage with up and over door access and parking in front. The garage has power and light and ample storage, with also an EV Charger.









GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.

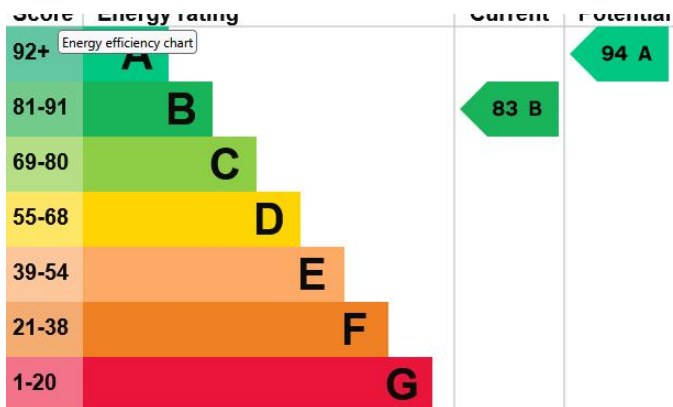


1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.

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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The graph shows this property's current and potential energy rating.

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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