



**redrose**

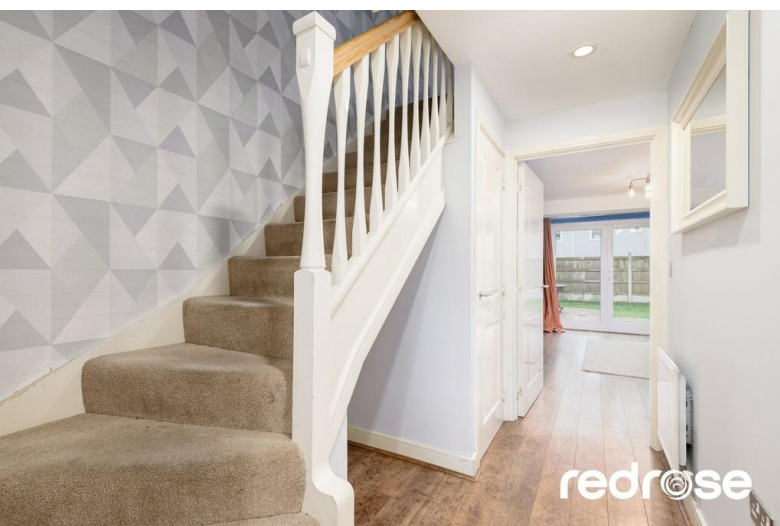
**32 Home Park Drive**

Buckshaw Village, Chorley, PR7 7EA

Tucked away in a cul-de-sac, this stunning three-bedroom townhouse is ideal for a growing family. It features three generously sized double bedrooms, including an impressive master suite on the top floor, a spacious lounge with patio doors opening to the rear garden which is south facing, a high-spec kitchen/diner, and a garage at the rear. Viewing is essential to fully appreciate the space this beautiful home has to offer.

**Guide Price £239,000**

EPC Rating 'TBC'







## Property Description

### ENTRANCE HALL

Double glazed entrance door, stairs leading to the first floor with under stairs storage which has plumbing for a washing machine. Ceiling light point and radiator.

### CLOAKROOM WC

Fitted with a two piece suite with wash basin, low level WC, radiator and uPVC double glazed window. Tiled flooring, radiator and ceiling light point.

### LOUNGE

14' 9" x 14' 0" (4.5m x 4.27m) UPVC double glazed French doors to the rear garden and two Velux windows to let in more natural light. Storage cupboard, ceiling light point and radiator.

### KITCHEN/DINER

14'1" x 7'10" (4.3m x 2.39m). Fitted with a modern range of wall and base units in cream with contrasting worktops, integrated appliances include oven, hob, dishwasher, fridge and freezer, one and a quarter bowl sink and drainer with



mixer tap, tiled flooring, downlights, uPVC double glazed window and radiator.

#### FIRST FLOOR

##### LANDING

Built in airing cupboard and stairs leading to the second floor.

##### BEDROOM TWO

11'9" x 8'2" (3.58m x 2.5m). Double glazed window to front, ceiling light point and radiator.

##### BEDROOM THREE

12'6" x 8'2" (3.8m x 2.5m). Double glazed window to rear, ceiling light point and radiator.

##### FAMILY BATHROOM

Fitted with a three piece white suite with panelled bath and shower over, wash basin, low level WC, heated towel rail, built in storage, heated towel rail, downlights and double glazed window to front

#### SECOND FLOOR

##### MASTER BEDROOM

22' 5" x 11' 7" (6.85m x 3.55m) 19'3" x 9'6" (5.87m x 2.9m). Double glazed dormer window to front and Velux window to rear, ceiling light point, radiator and door to ensuite.

##### ENSUITE

Fitted with a three-piece suite with walk in shower, low level WC, wash hand basin, heated towel rail, tiled flooring, downlights and Velux window.

##### EXTERNALLY

Low maintenance rear garden with a garden mainly laid to lawn with patio. Gate access and a garage with allocated parking.

##### GARAGE

Accessed via up and over door with parking in front.







TOTAL FLOOR AREA: 390 sq ft (35.7 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, levels and any other details are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplans and measurements with the seller. The floorplans are not to be used for any other purpose. Made with MyHome 3.0.0.5

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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