

redrose



- THREE BEDROOMS
- END OF TERRACE
- GARAGE
- UPDATED KITCHEN

49 Durham Drive, Buckshaw Village, Chorley, PR7 7AW

Guide Price £220,000

This spacious three-bedroom end-of-terrace family home has been tastefully updated throughout, offering a newly fitted kitchen, a modern bathroom and en-suite, and new flooring and carpets. Outside, there is a lovely rear garden ideal for family enjoyment, along with the added benefit of an attached single garage.



## Property Description

### ENTRANCE HALLWAY

Door into the entrance hallway. Door off to kitchen, lounge and WC. Alarm. Under stairs storage cupboard.

### KITCHEN/BREAKFAST ROOM

12' 4" x 8' 0" (3.76m x 2.44m) With a newly fitted kitchen comprising of grey base and wall units with roll top work surfaces over incorporating stainless steel sink unit with mixer tap. Built in fridge and freezer, oven, electric hob, extractor, dishwasher and washing machine. Baxi boiler (4 years old) Double glazed window to front. Radiator.

### WC

6' 3" x 3' 3" (1.91m x 0.99m) Low level WC and hand wash basin. Electric fuse box. Radiator. Double glazed window to front.

### LOUNGE

15' 2" x 13' 8" (4.62m x 4.17m) A bright and airy lounge with double glazed windows and patio doors to the rear garden. Stairs to the first floor. Radiator.

### LANDING

With doors off to bedrooms one, two and three and family bathroom. Loft access. Double glazed window to side.

### BEDROOM ONE

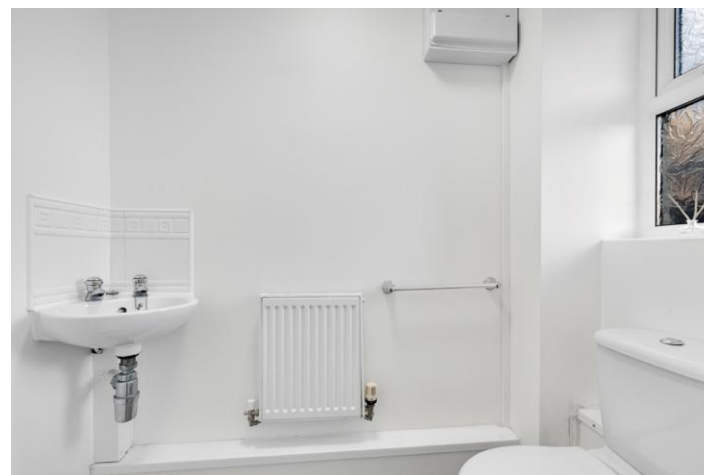
11' 3" x 8' 0" (3.43m x 2.44m) Built in wardrobes. Double glazed window to rear. Radiator. Door to ensuite.

### ENSUITE

8' 3" x 3' 2" (2.51m x 0.97m) Updated shower room with shower cubicle. WC and hand wash basin.

### BEDROOM TWO

9' 8" x 8' 5" (2.95m x 2.57m) Double glazed window to front. Radiator.







### BEDROOM THREE

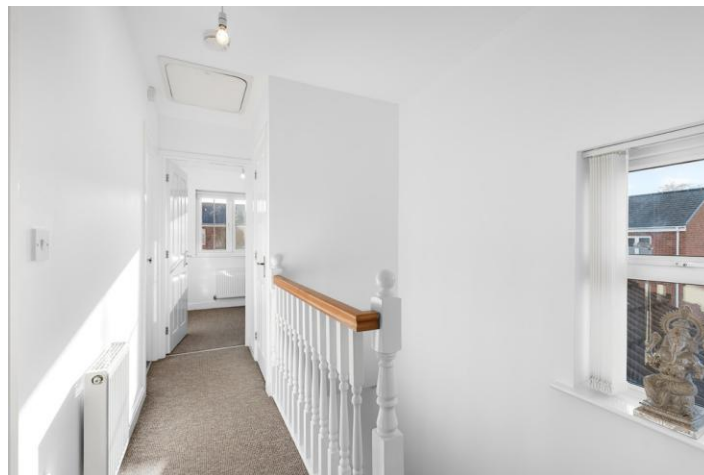
9' 3" x 6' 6" (2.82m x 1.98m) Double glazed window to rear. Radiator.

### FAMILY BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m) With a newly fitted suite comprising of panelled bath with shower over, hand wash basin and WC. Part tiled walls. Double glazed obscured window to front.

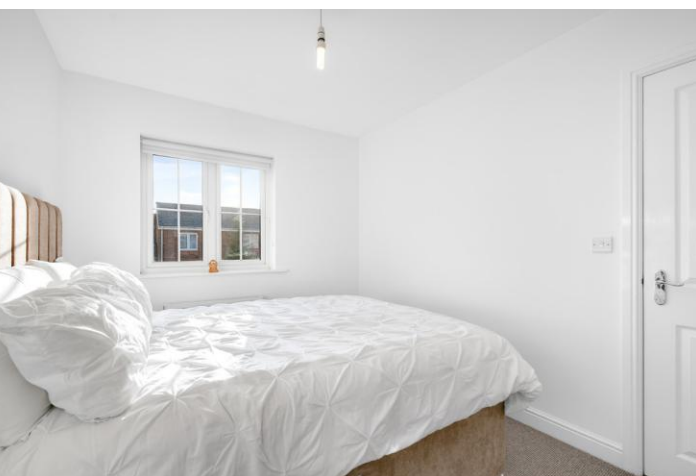
### GARDEN

Fenced and enclosed with side access gate. Lawned with patio area for sitting out.

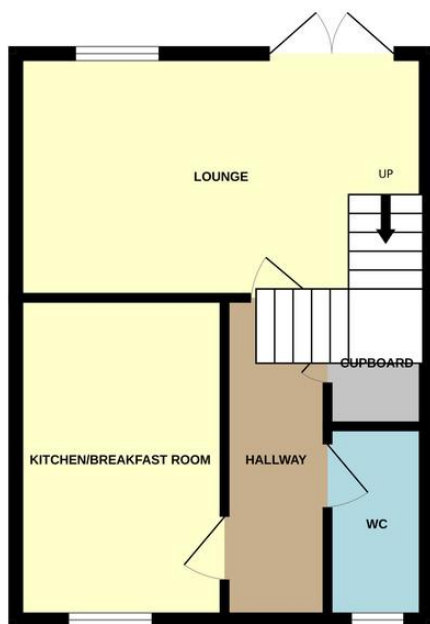


### GARAGE

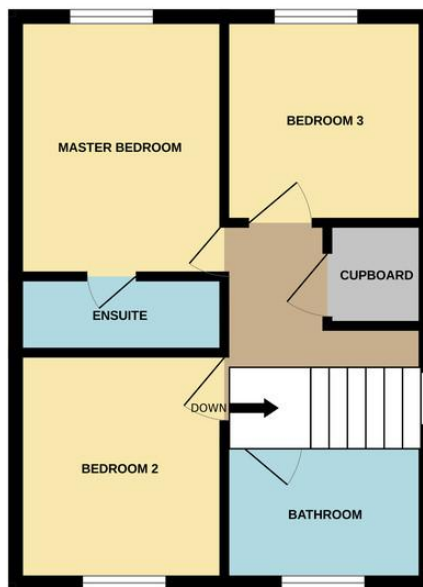
Single garage with up and over door. Power and light.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



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TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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Redrose, 15 Bames Wallis Way,  
Buckshaw Village, Chorley, Lancs,  
PR7 7JA

[www.redrosepm.co.uk](http://www.redrosepm.co.uk)  
01772 456558  
[sales@redrose.co.uk](mailto:sales@redrose.co.uk)

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