



TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		100
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Buttermere Gardens, Charnock Richard, Chorley

Offers Over £199,995

Ben Rose Estate Agents are delighted to present to the market an opportunity to acquire this newly built, elegant modern two bedroom semi detached true bungalow. The property is presented in immaculate condition and is placed in a highly enviable location in the pretty village of Charnock Richard. The property rests on a small exclusive new build development built in 2018 by Thomas Mawdsley Builders - a quality developer with high attention to detail. The builder has put major attention to detail with the finishing of the property, which is spacious and well-proportioned throughout offering versatile open plan living accommodation. The property is also being presented to the market with no onward chain.

Internally, entering the property via the porch, you will find the stunning open plan lounge/kitchen diner, the kitchen itself has been fitted with modern wall and base units, finished with complementary work surfaces and equipped with a range of quality integral appliances. Moving to the rear of the property off the hall, you will find the family bathroom with modern three piece suite and the master bedroom which is a great size. The second bedroom will comfortably fit a double bed.

Externally to the side, you will find a driveway for off road parking with room for a garage if needed. Moving to the rear of the property there is a superb and well-proportioned very private open plan garden.

Room dimensions can be found on the floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

