



redrose

12 Rose Whittle Avenue

Buckshaw Village, Chorley, PR7 7GT

Beautifully presented throughout, this spacious four-bedroom town house is set over three floors and offers versatile modern living.

Featuring a contemporary kitchen, stylish décor, open-plan living space, master bedroom with ensuite, low-maintenance rear garden, and allocated parking.

Ideally located in the popular Buckshaw Village development, early viewing is highly recommended.

Asking Price £230,000

EPC Rating 'TBC'





Property Description

GROUND FLOOR

ENTRANCE HALLWAY

Welcoming entrance hallway with doors leading to the study/bedroom four, downstairs WC, and open-plan kitchen/family room. Features include a radiator, alarm panel, storage cupboard, and staircase to the first floor.

BEDROOM FOUR/ STUDY

9' 4" x 6' 1" (2.84m x 1.85m) Versatile room with double glazed window to the front, radiator, telephone point, and ceiling light point, ideal as a home office or fourth bedroom.

DOWNSTAIRS WC

Fitted with WC and wash hand basin, along with radiator and ceiling light point.





KITCHEN/ FAMILY ROOM

19' 0" x 16' 0" (5.79m x 4.88m) Spacious open-plan kitchen and family area featuring quality laminate flooring, a range of cream wall and base units with complementary worktops and tiled splashbacks. Integrated stainless steel sink, four-ring gas hob, and electric oven, with additional space for a washing machine and fridge/freezer. The family area benefits from patio doors opening onto the rear garden.

FIRST FLOOR LANDING

With access to the lounge and master bedroom.



LOUNGE

13' 1" x 12' 1" (3.99m x 3.68m) Bright and spacious lounge overlooking the rear garden, enjoying plenty of evening sunlight. Features two double glazed windows, radiator, and TV/telephone points.

MASTER BEDROOM ONE

12' 11" x 9' 4" (3.94m x 2.84m) Generous master bedroom with two double glazed windows to the front elevation, radiator, and access to the modern ensuite shower room.

ENSUITE SHOWER ROOM

Contemporary three-piece ensuite comprising double shower cubicle, WC, and wash hand basin, complemented by a heated towel rail and vinyl flooring.



SECOND FLOOR LANDING

Providing access to two further bedrooms and the family bathroom.

BEDROOM TWO

12' 11" x 10' 9" (3.94m x 3.28m) Well-proportioned double bedroom with dormer window overlooking the front elevation.

BEDROOM THREE

12' 11" x 8' 2" (3.94m x 2.49m) Bright bedroom with Velux window to the rear allowing plenty of natural light.



FAMILY BATHROOM

Fitted with a three-piece suite including bath with shower over, WC, and wash hand basin, finished with vinyl flooring and heated towel rail.

REAR GARDEN

Low-maintenance rear garden with patio seating area, pathway, and gated rear access.



PARKING

To the front there is a driveway for two cars.

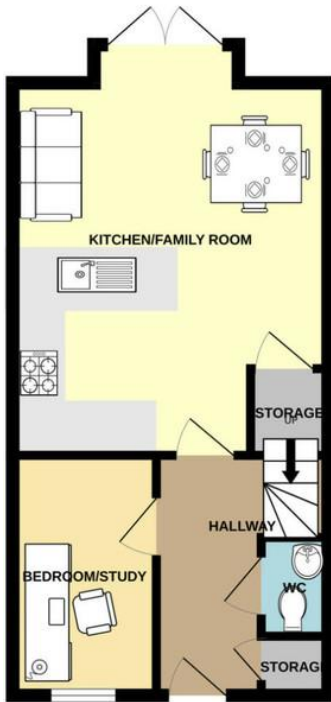
MORTGAGE ADVICE

Free mortgage consultations are available through our independent financial adviser, offering professional guidance tailored to your individual requirements.

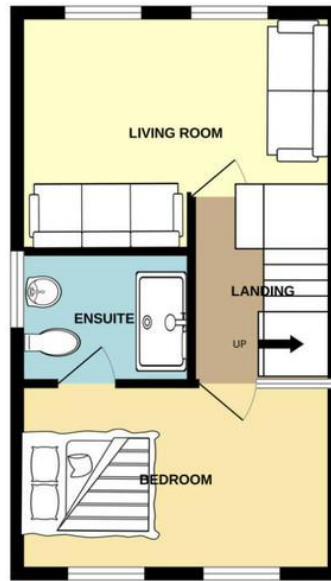




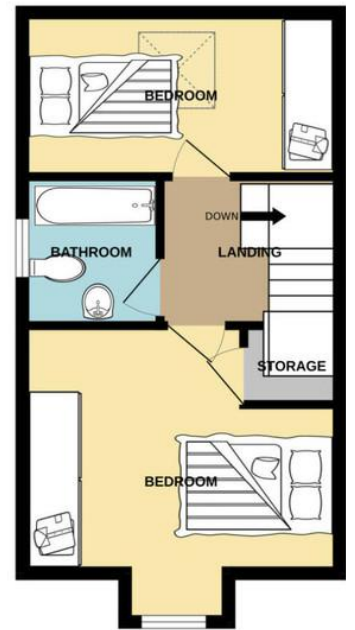
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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