



**redrose**

**7 Chandlers Close**

Buckshaw Village, Chorley, PR7 7DY

Lovely 2 bedroom mews home on a quiet cul de sac. In beautiful condition throughout with open plan living, 2 good size bedrooms and shower room. The property has allocated parking to the front and is a perfect first time buy, investment or downsize property. Offered for sale with no onward chain.

**Asking Price Of £140,000**

EPC Rating 'C 78'





## Property Description

### GROUND FLOOR

#### ENTRANCE HALLWAY

Double glazed door to the front aspect. Central heating radiator.

#### CLOAKROOM

Modern two piece suite comprising low level WC and wash hand basin. Laminate flooring. Central heating radiator.

#### OPEN PLAN KITCHEN/LIVING AREA

(5.07m x 5.06m)

16' 7" x 16' 7"

#### LIVING AREA

Double glazed UPVC window to the front aspect. Central heating radiator. Stairs leading to the first floor.





### KITCHEN

With a wide range of wall, base and drawer units with a complimentary work surface. Integrated fridge, freezer, oven, gas hob, extractor fan, washing machine. One and a half bowl sink and drainer unit. Cushioned flooring.

### FIRST FLOOR

#### MASTER BEDROOM

12' 5" x 8' 3" (3.8m x 2.53m) Double glazed UPVC window to the front aspect. Central heating radiator. Built in wardrobes.

#### BEDROOM TWO

7' 2" x 7' 6" (2.2m x 2.3m) Double glazed UPVC window to the front aspect. Central heating radiator.

#### SHOWER ROOM

8' 2" x 4' 3" (2.5m x 1.3m) Modern three piece suite comprising low level WC, wash hand basin and double shower cubicle. Part tiled walls. Central heating radiator. Extractor fan.

#### PARKING

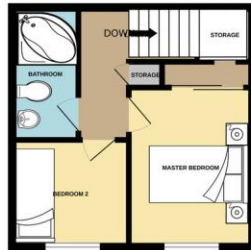
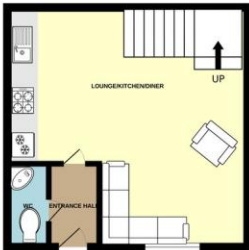
To the front of the property there is allocated off street parking.



Service Charge (£PA) £335.68  
 Ground Rent (£PA) £150  
 Council Tax Band B

GROUND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.

1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of plots, buildings, rooms and any other parts 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 a guide by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given in this regard. © Redrose PM Ltd. 2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
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