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13 Elan Place

Buckshaw Village, Chorley, PR7 7JE

Beautifully presented 3 bedroom semi-detached home. Ideal for a first time buyer the property offers an excellent standard of finish throughout. Comprising 3 generous bedrooms, the master with en-suite, lounge/diner leading to rear garden. Modern fitted kitchen and downstairs cloakroom. Allocated pa...

Asking Price Of £195,000

EPC Rating 'TBC'





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Property Description

OUTSIDE FRONT

Paved pathway to the front door and Lawned front with raised borders. Pathway with access to rear garden and parking for two cars.

HALLWAY

Composite door, storage cupboard, radiator, ceiling light fitting and doors to ground floor rooms.

CLOAKROOM

4' 11" x 3' 3" (1.50m x 1m) Two piece suite with low level WC and wash hand basin. Ceiling light point and radiator.

LOUNGE/DINER

15' x 14' 6" (4.57m x 4.42m) French doors to rear garden, UPVC floor to ceiling windows to rear aspect, TV point, under stairs storage cupboard, two radiators, two ceiling light points.

KITCHEN

12' x 8' (3.66m x 2.44m) Bright kitchen with a range of



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fitted wall and base units in a white, contrasting work surface with matching upstands. Stainless steel sink and drainer, built in electric oven with stainless steel splashback, gas hob, extractor fan, UPVC window to front aspect, radiator, space for fridge/freezer, space for washing machine, power points and ceiling light point.

FIRST FLOOR

Stairs leading to first floor landing with panelled doors to all bedrooms and family bathroom, storage cupboard and access to loft.

MASTER BEDROOM

11' 10" x 8' 6" (3.61m x 2.59m) Bright and spacious master bedroom, UPVC window to rear aspect, radiator, ceiling light point, panelled door to en-suite.

EN-SUITE

En-suite comprises low level WC, wash hand basin, separate shower cubicle, towel rail, ceiling light point.

BEDROOM TWO

10' 1" x 8' 6" (3.07m x 2.59m) UPVC Window to front aspect, radiator, ceiling light point.

BEDROOM 3

8' 11" x 6' 3" (2.72m x 1.91m) UPVC Window to rear aspect, radiator, ceiling light point.



FAMILY BATHROOM

Three piece bathroom suite, wash hand basin, bath, tiled floor, towel rail and ceiling light point, UPVC Window to front aspect.

OUTSIDE REAR

Mainly laid to lawn with decorative borders and patio. pathway to side access leading to parking.

PARKING

Allocated parking to the rear for 2 vehicles.

REDROSE MORTGAGE SERVICES

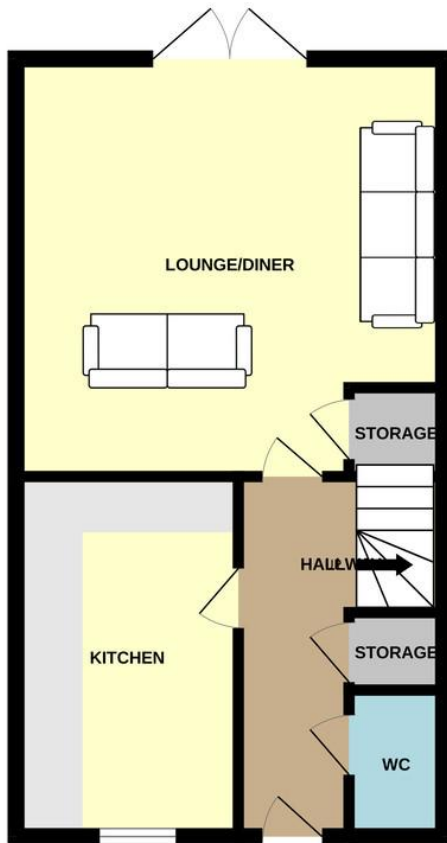
If you would like a free mortgage consultation our in house financial advisor will be able to meet with you to discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.



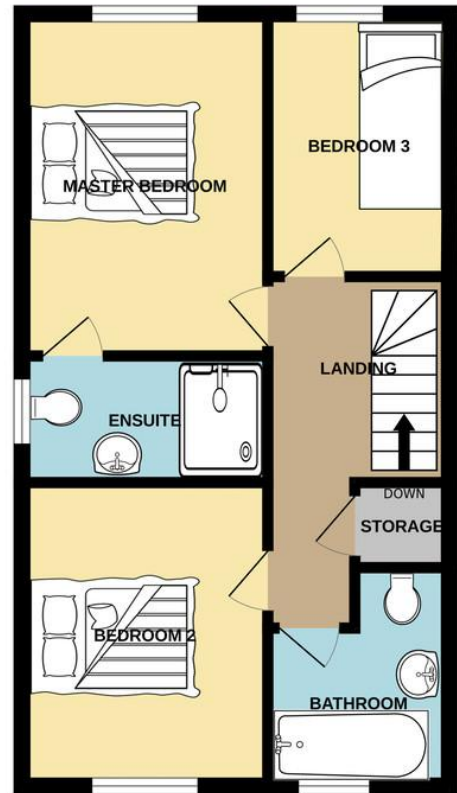




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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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 are 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