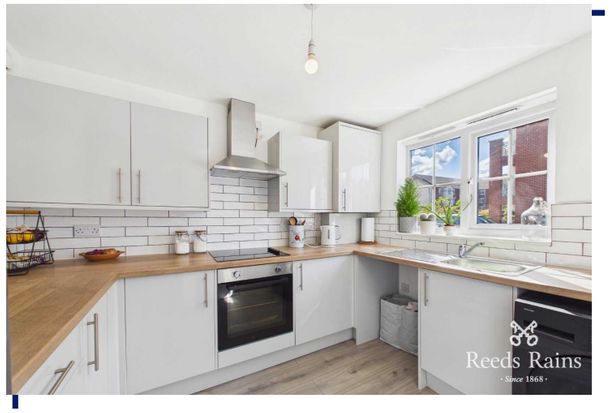
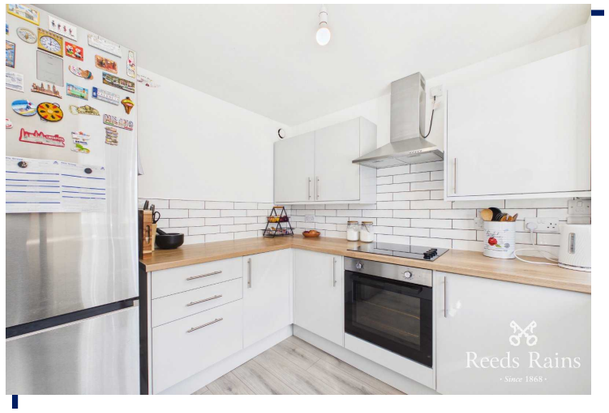
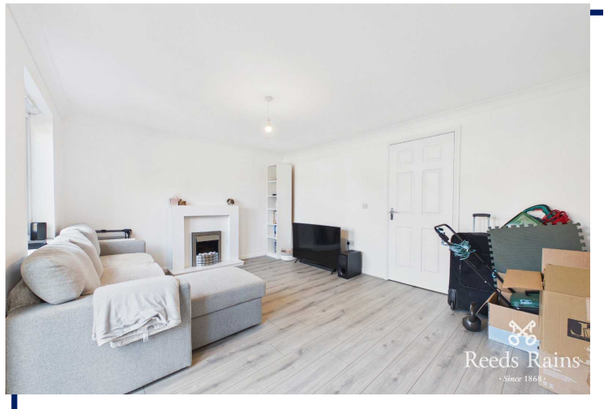




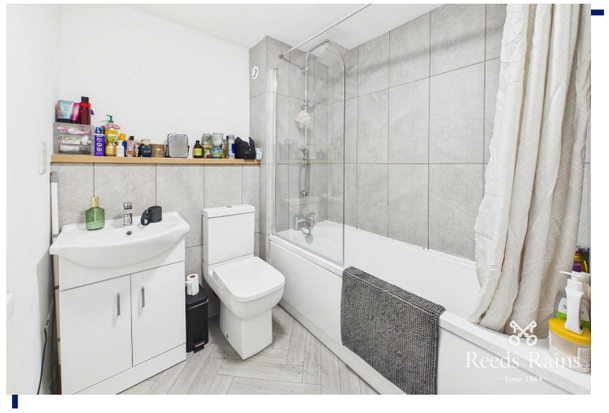












Worden Brook Close, Buckshaw Village, Chorley, Lancashire, PR7

Asking Price: £200,000
Leasehold

Reeds Rains

reedsrains.co.uk

Worden Brook Close, Buckshaw Village, Chorley, Lancashire, PR7

Asking Price: £200,000 Leasehold

Council Tax Band: B
EPC Rating: TBC

Neatly tucked away this lovely modern mid mews home would make a fantastic first time buy or buy to let property with similar properties achieving in the region of £1100pcm. The interior has been recently updated to provide ready to move into, tastefully appointed living spaces. Accommodation comprises; entrance hall, ground floor WC, spacious lounge/dining room with french doors out to the rear garden and attractive recently installed kitchen. To the first floor is the modern three piece bathroom and three good size bedrooms. Externally, there is a pleasant front garden and on street parking. There is an enclosed garden to the rear which is mainly lawned with a flagged patio area. Buckshaw Village is conveniently situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways just a short drive away. Buckshaw Village parkway train station is within walking distance and gives links to Manchester Piccadilly, Victoria and Preston. Buckshaw Hub is offers a range of amenities, with pubs, restaurants, shops and locally sought after primary schools all on hand nearby. Well priced in today's market for early sale - call today to arrange your viewing. NO CHAIN.

Ground Floor

Entrance Hall
Double glazed main entrance door to front. Laminate flooring. Central heating radiator. Coved ceiling. Stairs to first floor. Understands storage cupboard.

Lounge
15'2" x 11'11" (4.62m x 3.63m)
Feature fire place housing a pebble effect electric fire. Laminate flooring. Central heating radiator. Coved ceiling. UPVC double glazed window to rear. UPVC double glazed French doors to rear.

Kitchen
9'11" x 8' (3.02m x 2.44m)
Fitted with a range of modern wall, base and drawer units with contrasting work surfaces. Inset single bowl stainless steel sink and drainer unit with mixer tap. Built in electric oven and hob with extractor fan built over. Space for washing machine, dishwasher/dryer and fridge freezer. Tiled splash backs. Laminate flooring. Cupboard concealed combination central heating boiler. UPVC double glazed window to front.

Ground Floor WC
Fitted with a two piece suite in white, comprising: wash hand basin and low level WC. Fitted storage units. Tiled splash back. Central heating radiator. Extractor fan.

First Floor

Landing
Loft access.

Bedroom One
15'3" x 9'4" (4.65m x 2.84m)
Central heating radiator. Over stairs storage cupboard. Built in storage cupboard. Two UPVC double glazed windows to front.

Bedroom Two
9'4" x 7'11" (2.84m x 2.41m)
Central heating radiator. UPVC double glazed window to rear.

Bedroom Three
7'1" x 6'3" (2.16m x 1.9m)
Central heating radiator. UPVC double glazed window to rear.

Bathroom
7'4" x 6'6" (2.24m x 1.98m)
Fitted with a modern three piece suite in white, comprising: panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled splash backs. Central heating radiator. Extractor fan

External
There is a lawned garden to the front of the property. The enclosed rear garden is a good size, being mainly lawned with a flagged patio area. There is gated access out to the rear.

Leasehold
Term : 155 years from 1 January 2003
Ground Rent £200 per annum

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk