REDMAN CASEY ESTATE AGENTS

37 Guernsey Avenue, Buckshaw Village, Chorley, Lancashire, PR7 7AG

Offers In The Region Of £120,000

Superbly presented and deceptively spacious 'Coach House' apartment. Situated in this highly sought after residential village offering excellent accommodation for a first time buyer / investment landlord or downsizer. The property benefits from lounge, dining room and kitchen with built in and integrated appliances, bathroom and large double bedroom with the potential to split to make 2 bedrooms, useful garage and driveway parking. Viewing is essential to appreciate all that is on offer

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located on this highly popular estate in Buckshaw Village this unusual ' coach House' apartment offers deceptively spacious accommodation with potential to reconfigure to make two bedrooms. At present the property comprises :- Entrance porch, stairs to first floor, hallway, large double bedroom (potential to split) lounge, dining room, fitted kitchen with built in and integrated appliances, bathroom with three piece white suite. Outside there is a block paved driveway with parking for a car plus a useful garage with power and light . Ideally located for access to local amenities train and motorway links. The property would make a great first purchase, investor buy or someone downsizing. Viewing is essential to appreciate the size and condition.

Entrance Hall
Carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Hallway
Airing cupboard housing, factory lagged hot water cylinder, laminate flooring, door to:

Lounge 11'4" x 12'10" (3.45m x 3.91m)
UPVC double glazed window to front, laminate flooring, coving to ceiling with recessed spotlights, open plan to:

Dining Room 9'3" x 8'6" (2.82m x 2.60m)
UPVC double glazed window to front, laminate flooring with recessed spotlights, open plan to:

Kitchen 8'11" x 8'6" (2.73m x 2.60m)
Fitted with a matching range of base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, ceramic tiled flooring.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, full height ceramic tiling to two walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Bedroom 1 18'6" x 10'0" (5.65m x 3.05m)
UPVC double glazed window to rear, uPVC double glazed window to front, door to:

Cupboard
Built in over stairs storage cupboard

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Outside
Frontage, block paved driveway to the front leading to garage and with car parking space for car.

Garage
Attached single garage with power and light connected, uPVC double glazed window to rear, Up and over door.

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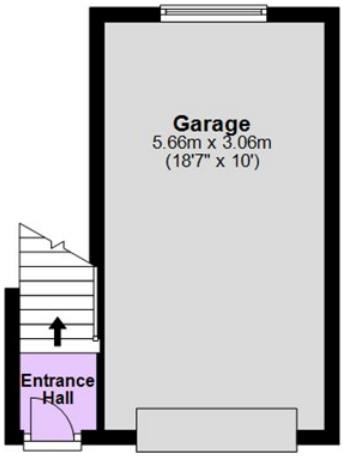
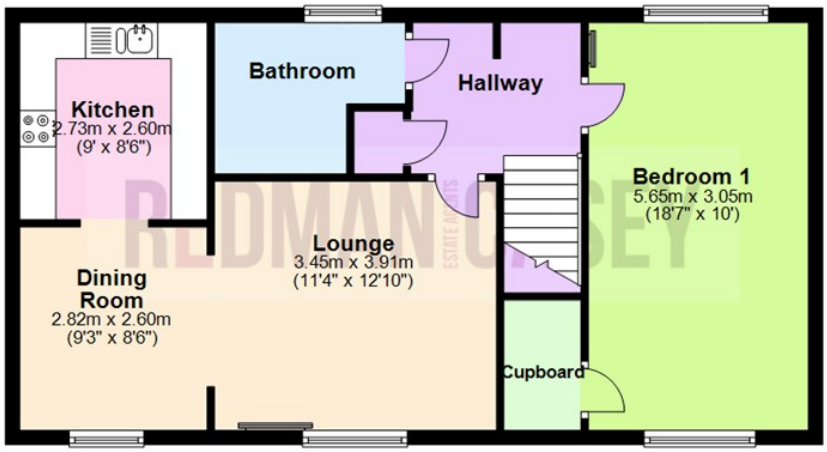
Ground Floor

Approx. 19.4 sq. metres (208.6 sq. feet)



First Floor

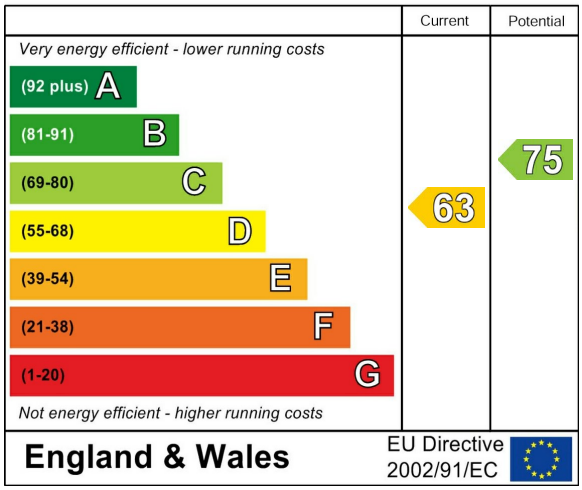
Approx. 61.8 sq. metres (665.0 sq. feet)



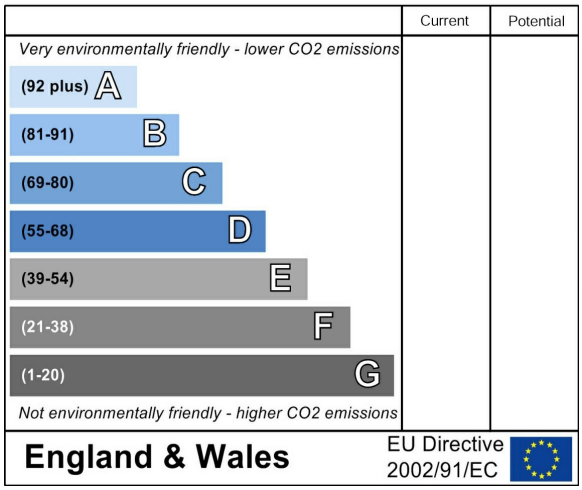
Total area: approx. 81.2 sq. metres (873.6 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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