

Baker Close, Buckshaw Village,
Chorley, PR7

£950 per month

 **Reeds Rains**

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Baker Close, Buckshaw Village, Chorley, PR7
£950 per month

Council Tax Band: C
EPC Rating: TBC

Located in the very heart of Buckshaw village lies this three bedroom semi detached family home situated on a corner plot. The accommodation is well proportioned and finished to a high standard throughout. The ground floor comes with a lounge, a separate open plan dining kitchen and a cloakroom/WC, the first floor is where you will find the three bedrooms, and an en-suit in addition to the family bathroom. Externally there are gardens to the front, side and rear with a single detached garage. EPC Rate C
Council Tax Band C

Entrance Hallway

Double glazed door and staircase to the first floor.

Cloakroom/WC

Two piece suite in white, WC and basin with radiator and double glazed window.

Lounge

16'2" x 9'9" (4.93m x 2.97m)
Double glazed window to the front, tv point, radiator and double doors to the dining kitchen.

Dining Kitchen

16'6" x 9'4" (5.03m x 2.84m)
Wall and base units with contrasting surfaces, stanless steel single drainer with mixer tap. Integrated oven, hob and extractor. Space for washing machine and built in fridge freezer. Double glazed window and french doors leading to the rear garden.

First floor landing

Bedroom 1

11'8" x 10' (3.56m x 3.05m)
Double glazed window to the front, radiator.

En-suite

Three peice suite in white, WC, basin and shower with radiator.

Bedroom 2

11'5" x 10' (3.48m x 3.05m)
Double glazed window, radiator.

Bedroom 3

9'7" x 6'5" (2.92m x 1.96m)
Double glazed window, radiator.

Bathroom

Three piece suite in white, WC, basin and bath with overhead shower. Double glazed window, radiator.

External

Gardens to the front, side and rear with detached single garage and parking

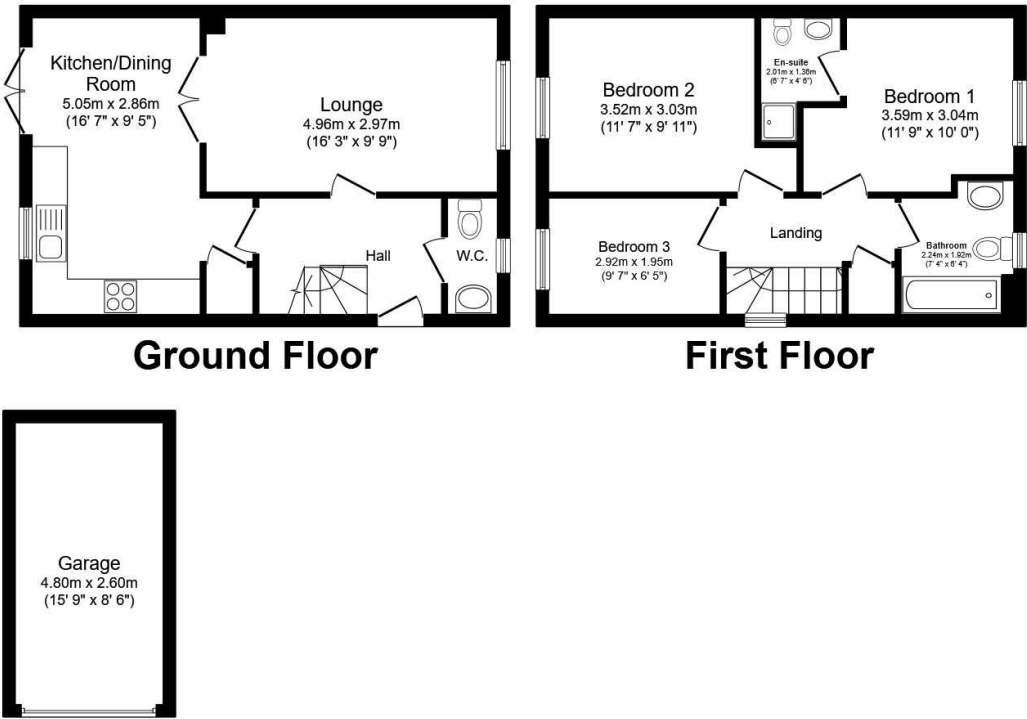
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All Measurements are Approximate.

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.

For full EPC please contact the branch.



Garage

Total floor area 92.1 sq.m. (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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