



46 Durham Drive, Chorley

Price £199,950

REDROSE are DELIGHTED TO BE OFFERING this IMMACULATELY PRESENTED, FOUR bedroomed town house situated in a quiet cul de sac on the prestigious Buckshaw Village development. Briefly comprising of large lounge leading through double doors to dining room and fully integrated kitchen with a range of fitted wall and base units. To the first floor landing there are three double bedrooms two of which have fitted wardrobes, family bathroom with three piece white suite and master bedroom to the top floor with three double wardrobes and en-suite bathroom. The quality REALLY shows in this house with gorgeous touches such as Karndean flooring, chrome light switches, chrome towel rails and down lighting. To the rear of the property is a well kept garden, raised with wood chippings, grass lawn and stone paved patio leading from patio doors. There is ample parking for up to three cars and detached garage.

DECEPTIVELY SPACIOUS and IMMACULATE THROUGHOUT - This four bedroom town house is situated in a quiet cul de sac on the prestigious Buckshaw Village development. Boasting excellent features, fantastic storage space, close to local amenities and motorway links, cul-de-sac location... What more could you ask for. Click through for additional details...



46 Durham Drive, Chorley

Hall/Entrance

Bright airy hallway entrance with quick step light oak natural flooring, uPVC front door and access to first floor landing, kitchen and lounge.

Cloaks 0.975 x 1.888 (3'3" x 6'2")

Karndean flooring, wash hand basin, w/c and double glazed window to side aspect. Concealed cistern and partly tiled splash back to wash hand basin.

Lounge 3.183 x 4.867 (10'5" x 16'0")

A good sized lounge with continuation quick step light oak natural flooring from hall entrance. Large double glazed windows to front aspect give this room plenty of natural sun light, single and double radiator, feature electric living flame style fire and double doors through to dining room.

Dining Room 2.737 x 3.075 (9'0" x 10'1")

Continuation quick step light oak natural flooring, double patio doors to rear and double radiator.

Kitchen 3.050 x 3.889 (10'0" x 12'9")

Fitted with a range of modern contemporary creme wall and base units, integrated fridge/freezer, dishwasher. Four ringed gas hob, double oven and grill, extractor and stainless steel sink with drainer. Natural stone tiled flooring, down lighting and double glazed window to rear aspect.

Bedroom Two 3.358 x 4.650 (11'0" x 15'3")

Karndean flooring, two fitted double wardrobes, double glazed window to rear aspect, double radiator and tv points.

Bedroom Three 3.358 x 3.891 (11'0" x 12'9")

Double glazed window to rear aspect and double radiator.

Bedroom Four 2.429 x 3.005 (8'0" x 9'10")

Currently being used as an office this can be used as a forth double bedroom. Double glazed window to rear aspect and double radiator.

Bathroom 2.429 x 1.888 (8'0" x 6'2")

Three piece white suite comprising concealed cistern wc, wash hand basin with splash back, fully tiled bath, karndean flooring, chrome electric towel rail and down lights. Double glazed window to front aspect.

Master Bedroom 4.330 x 5.538 (14'2" x 18'2")

The master bedroom is located on the third floor comprising of three integrated double wardrobes, double glazed window to front aspect, velux window over looking the rear, two single radiators and TV point.

En-Suite 2.407 x 2.375 (7'11" x 7'10")

Low level walk in shower, velux window, chrome towel rail, concealed cistern wc, wash hand basin, Karndean flooring and down lighting. Loft access.

Garage

Up and over detached garage.

Externals

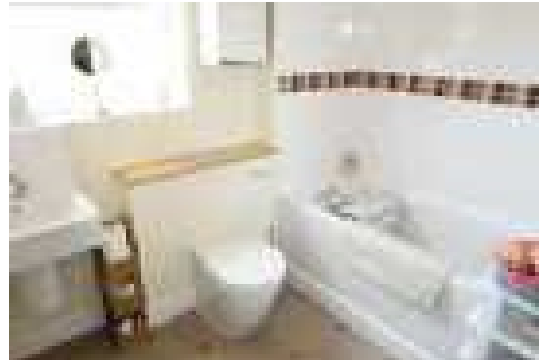
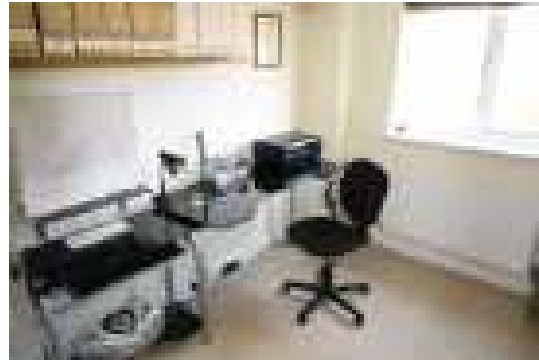
Externally to the rear of the property is a well kept garden with fenced surround. To the top of the rear garden is a patio area with wood chippings, various planters and shed storage to the rear of the garage. The property is not over looked from the rear. To the side of the property is parking for up to three cars as well as a detached garage.

Mortgage

If you would like a Free Mortgage Consultation our Financial Adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

Buckshaw Village

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, and recently opened is the brand new Buckshaw Village Parkway Train Station which gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance is Tesco, a Community Centre which hosts many activities, Primary School, The Buckshaw Hub which offers a brand new nursery, children's swimming baths, hair salon and cafe.



Energy Performance Certificate



46 Durham Drive,
Buckshaw Village,
CHORLEY, PR7 7AW

Dwelling type: End-terrace house
Date of assessment: 04 June 2008
Date of certificate: 04 June 2008
Reference number: 0648-7054-6246-4688-1050
Total floor area: 140 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	177 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	4.0 tonnes per year
Lighting	£110 per year	£66 per year
Heating	£409 per year	£417 per year
Hot water	£118 per year	£118 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**