



## **Main Street, Buckshaw Village, Chorley**

**£1,100 PCM**

Ben Rose Estate Agents are pleased to present to the rental market this well-presented mid terrace town house, situated in the highly sought-after area of Buckshaw Village. Neutrally decorated throughout, this inviting home offers spacious and versatile accommodation, ideal for families and couples. The location provides excellent convenience, with easy access to Chorley and Leyland, as well as rail links from Buckshaw Parkway Station to Preston and Manchester. The nearby M6, M61 and M65 motorways offer superb commuter access, while local shops, supermarkets, pubs and schools are all within close proximity.

Upon entering the property, you are welcomed by a hallway with a convenient WC. From here, you step into a bright and spacious lounge, offering a comfortable and relaxing living area. To the rear, the home opens into a full-width kitchen/dining room, complete with a modern fitted kitchen and ample space for family dining. Flowing seamlessly from this space is a conservatory, which enjoys an abundance of natural light and features French doors leading out to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom and a second double bedroom. The third bedroom provides flexibility for use as a single room, nursery or home office. A modern family bathroom with a three-piece suite completes the first floor.

Externally, the home benefits from a small gated front garden, adding charm and kerb appeal. To the rear, there is a low-maintenance paved garden enclosed by high wooden fencing, offering a good degree of privacy. The property also enjoys access to rear parking and a double garage, making it a practical and appealing rental opportunity in a desirable location.





















We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

