



Brookwood Way, Buckshaw Village, Chorley

£1,200 PCM

Ben Rose Estate Agents are pleased to present to the rental market this well-presented three-bedroom townhouse, located in the sought-after residential area of Buckshaw Village. Ideal for families, the property offers great living space throughout. Conveniently situated just a short drive from both Chorley and Leyland, the home is surrounded by excellent local schools, shops, and amenities. It also benefits from fantastic transport links, including the nearby Buckshaw Parkway train station and easy access to the M6 and M61 motorways.

Stepping into the property through the entrance porch, you are welcomed into a spacious lounge filled with natural light from the front-facing window. The lounge also includes useful integrated storage beneath the stairs. From here, you move into the inner hallway, which provides access to the staircase and a convenient downstairs WC. From here you will enter the kitchen/diner located at the rear of the home. The kitchen features an integrated oven and hob, with additional space for freestanding appliances. There's also ample room for a dining table, and double patio doors lead out to the rear garden.

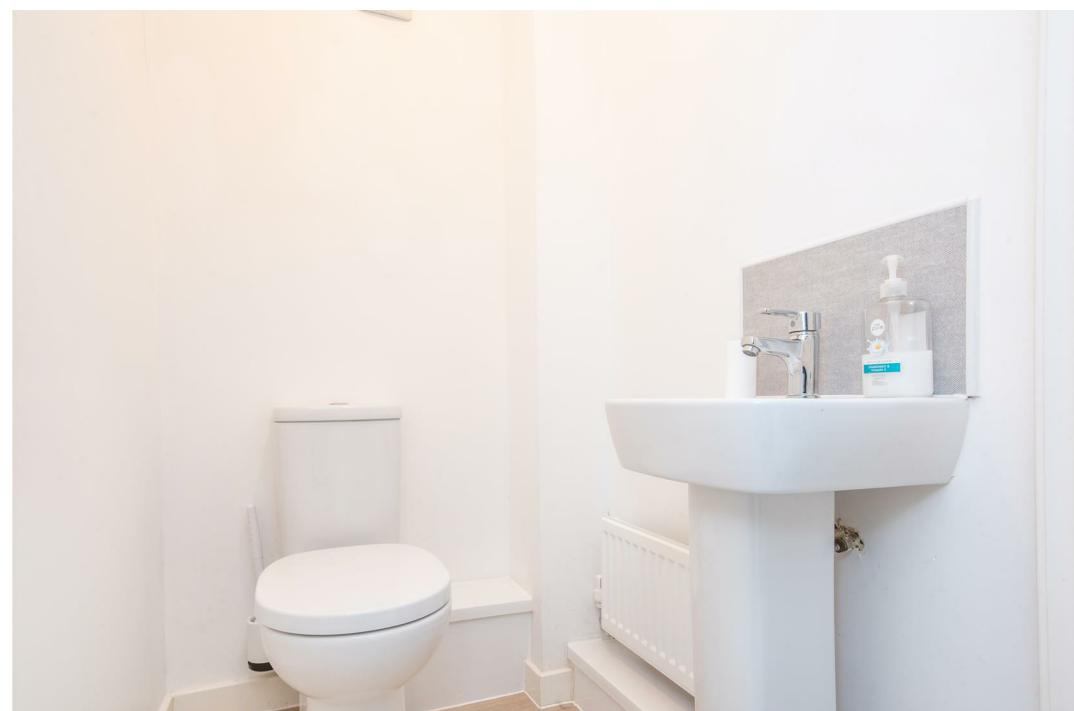
The first floor hosts two double bedrooms, with bedroom three benefiting from integrated storage. A modern three-piece family bathroom serves this floor.

The top floor is dedicated to the master bedroom, which boasts its own private en-suite shower room.

Externally, to the front of the property are two allocated parking spaces. The south-facing rear garden includes a lawn and a flagged patio area—ideal for outdoor dining or relaxing in the sun. Early viewing is highly recommended to avoid potential disappointment.







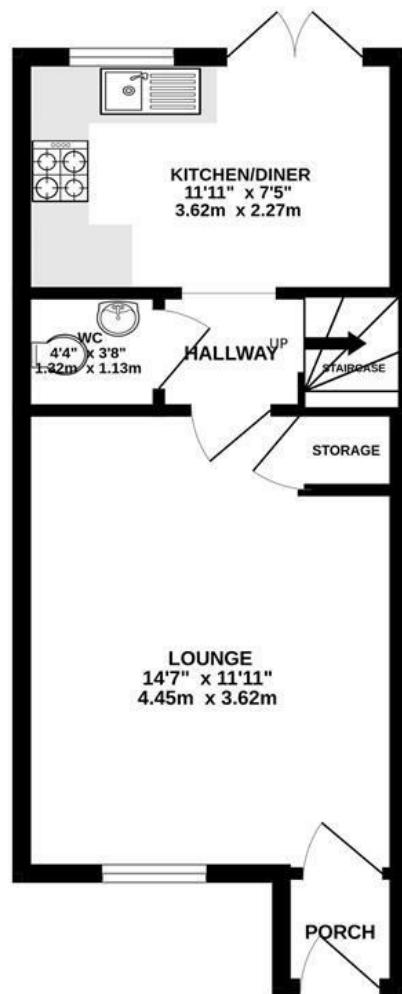




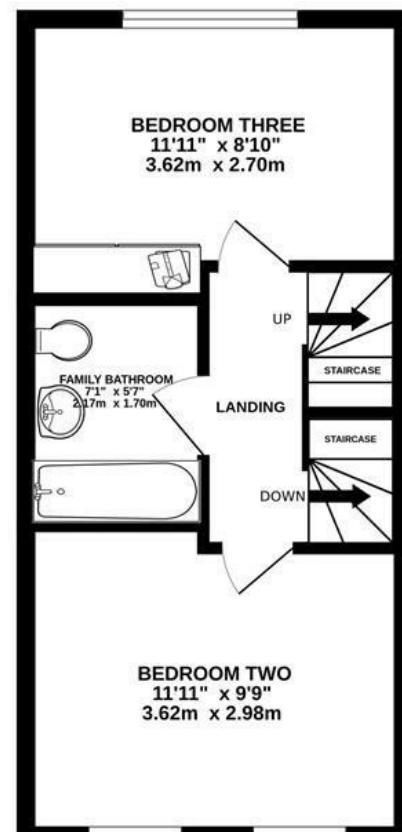


BEN ROSE

GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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		

