



Marine Crescent, Buckshaw Village, Chorley

Offers Over £148,995

Ben Rose Estate Agents are pleased to present to market this well-positioned two bedroom coach house with No Chain, ideally suited to first time buyers looking to take their first step onto the property ladder. Offering well-planned accommodation with generous living spaces, two double bedrooms and an integral garage, the property combines practicality with the convenience of modern village living. Situated within the popular and well-established Buckshaw Village, residents have a fantastic range of amenities close at hand, including supermarkets, cafés, restaurants, leisure facilities and local green spaces. Tesco Superstore and ALDI provide convenient options for everyday shopping, whilst the village also offers a selection of places to eat and socialise. For commuters, Buckshaw Parkway railway station is nearby and provides regular services towards destinations including Preston, Manchester and Blackpool, while local bus services connect the village with Chorley, Leyland and surrounding areas. The property also enjoys excellent road connections, with the M6 and M61 both easily accessible, making Preston, Manchester, Bolton and the wider North West readily reachable.

Entering the home, stairs lead directly to the first floor, where the main living accommodation is thoughtfully arranged and the landing provides access to all principal rooms. Beginning with the well-presented lounge, a good-sized and comfortable space ideal for relaxing or entertaining. The lounge flows naturally into the dining room, creating a sociable area for meals and gatherings, before continuing through to the well-equipped kitchen. The kitchen is fitted with a range of modern cabinets and benefits from a five-burner gas hob, providing a practical and attractive space for preparing meals. Also accessed from the landing are two comfortably sized double bedrooms, with the master bedroom particularly impressive in proportion and benefiting from multiple windows which allow plenty of natural light to fill the room. Completing the accommodation is a modern three-piece family bathroom. The property also benefits from having a fully boarded loft space, alongside useful additional storage from the landing.

Externally, the property benefits from a single driveway providing convenient off-road parking and leading directly to the integral garage, offering valuable additional storage alongside secure parking. The home is also positioned within a peaceful cul-de-sac, providing a pleasant setting away from through traffic. While the property does not have a private rear garden, residents benefit from the wider green spaces and amenities available throughout Buckshaw Village, including local play areas and attractive outdoor spaces. Maltby Square Play Park and Buckshaw Village Duck Pond are among the nearby recreational facilities, adding to the appeal of the location. Overall, this is an excellent opportunity for a first time buyer seeking a well-proportioned home in a popular and highly convenient location, with excellent transport connections, everyday amenities and the added benefit of an integral garage.



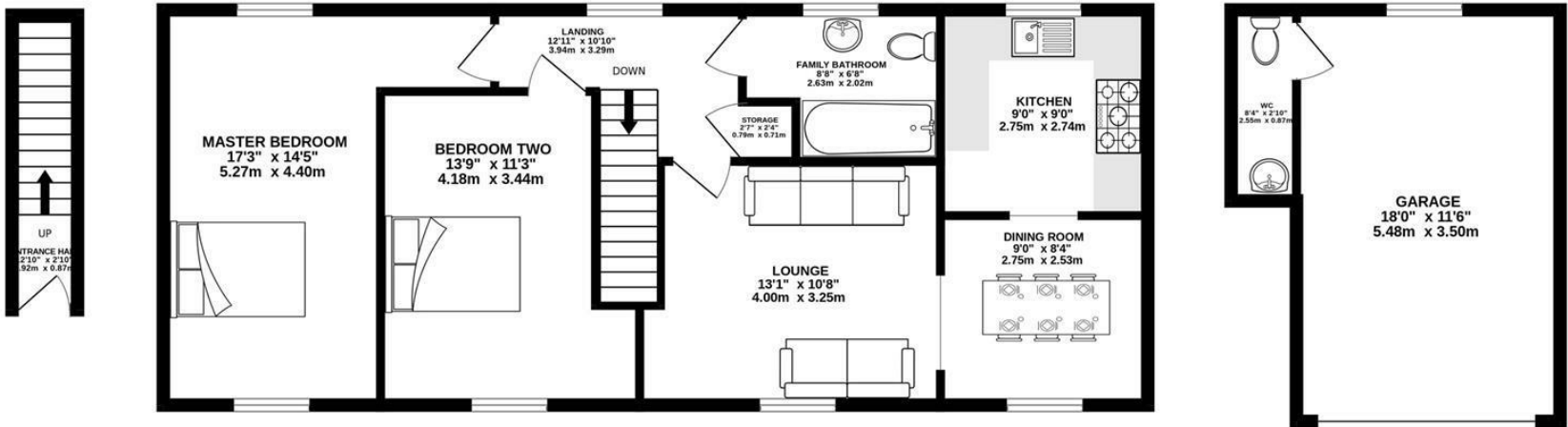




BEN ROSE

GROUND FLOOR
37 sq.ft. (3.4 sq.m.) approx.

1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

