



## Bishopton Crescent, Buckshaw Village, Chorley

Offers Over £254,995

Ben Rose Estate Agents are pleased to present to market this well-appointed mid-terrace family home, set over three floors and offering versatile living accommodation ideal for growing families. Situated in the heart of the ever-popular Buckshaw Village in Lancashire, the property enjoys a strong community feel with an excellent range of local amenities including shops, a supermarket, pubs and highly regarded schools all within easy reach. Buckshaw Parkway train station provides direct links to Preston and Manchester, while Chorley and Leyland town centres are close by. For commuters, there is convenient access to the M6, M61 and M65 motorways, making this an ideal base for travel across the North West.

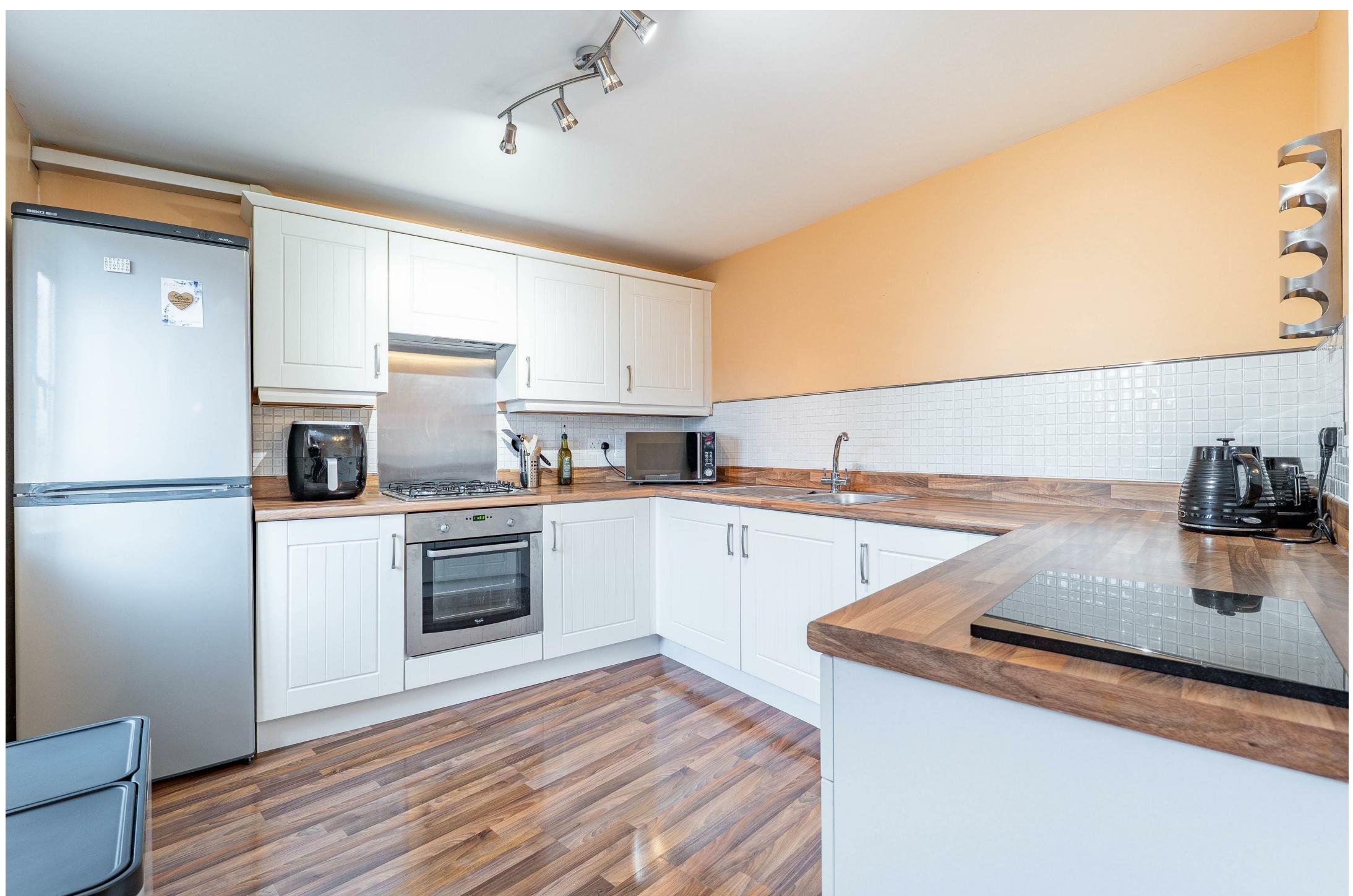
Entering the property at ground floor level, you are welcomed into a spacious entrance hall that sets the tone for the rest of the home. This floor offers excellent flexibility, featuring a modern shower room, a generous double bedroom which could also suit guests or multigenerational living, and a useful utility room with plumbing for both a washing machine and dryer, along with direct access to the rear garden. Completing this level is the integral garage, benefitting from power and lighting.

The first floor hosts the main living spaces, with a bright and spacious lounge providing a comfortable area to relax and unwind. To the rear, the modern kitchen/dining room is well-fitted and offers ample space for family meals and entertaining.

Rising to the second floor, the large master bedroom benefits from its own en-suite shower room, while there is a further double bedroom, a single bedroom ideal as a home office, and a contemporary family bathroom.

Externally, the property boasts a driveway for one car with an electric vehicle charging point, additional communal parking on the crescent, and access to the garage. To the rear is a larger-than-average garden featuring a wooden decking area and lawn, perfect for outdoor enjoyment.

Additional notes: Freehold, EPC rated C, and with a part-boarded loft with power and lighting, this home is a fantastic all-round package.





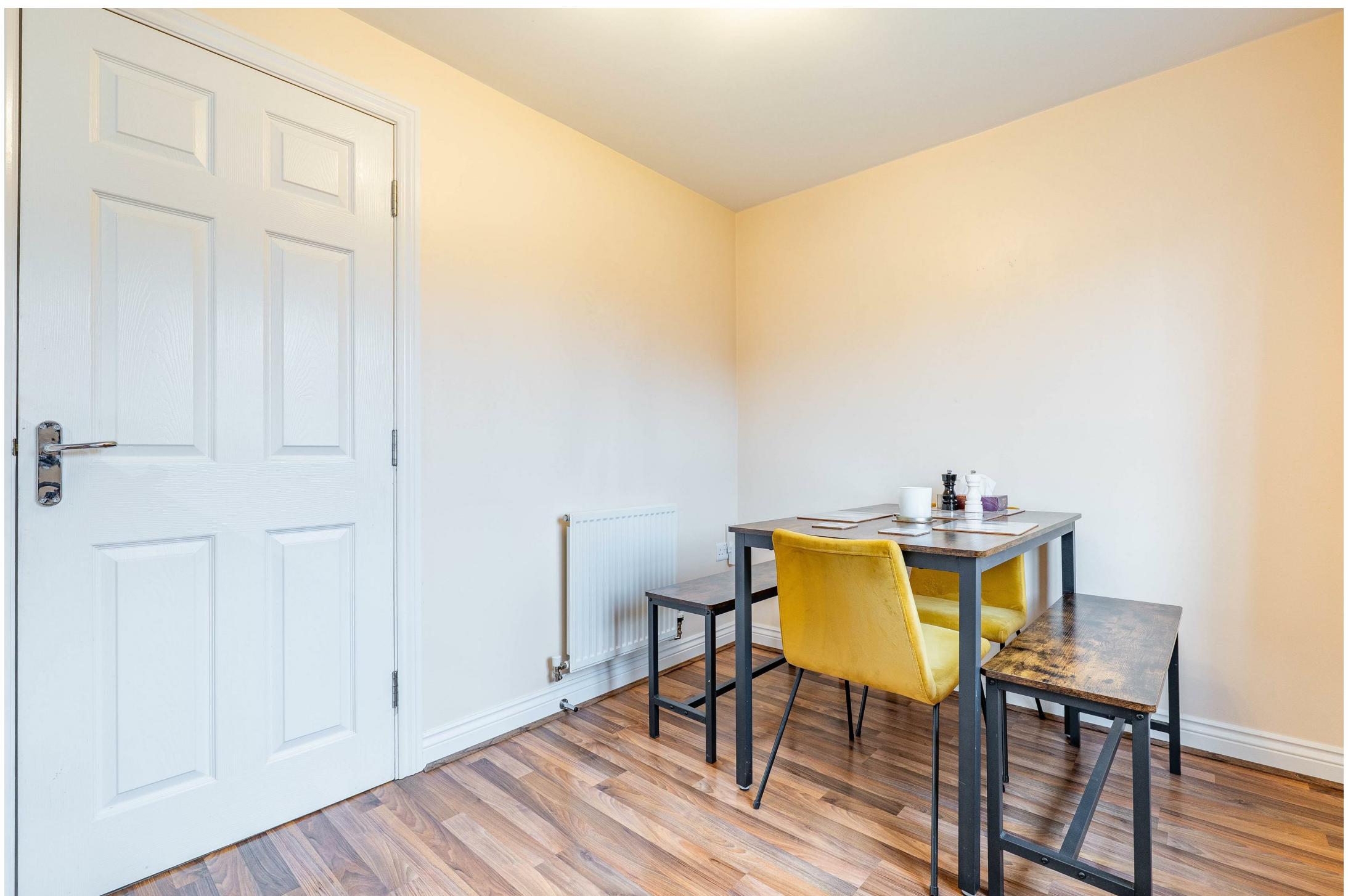


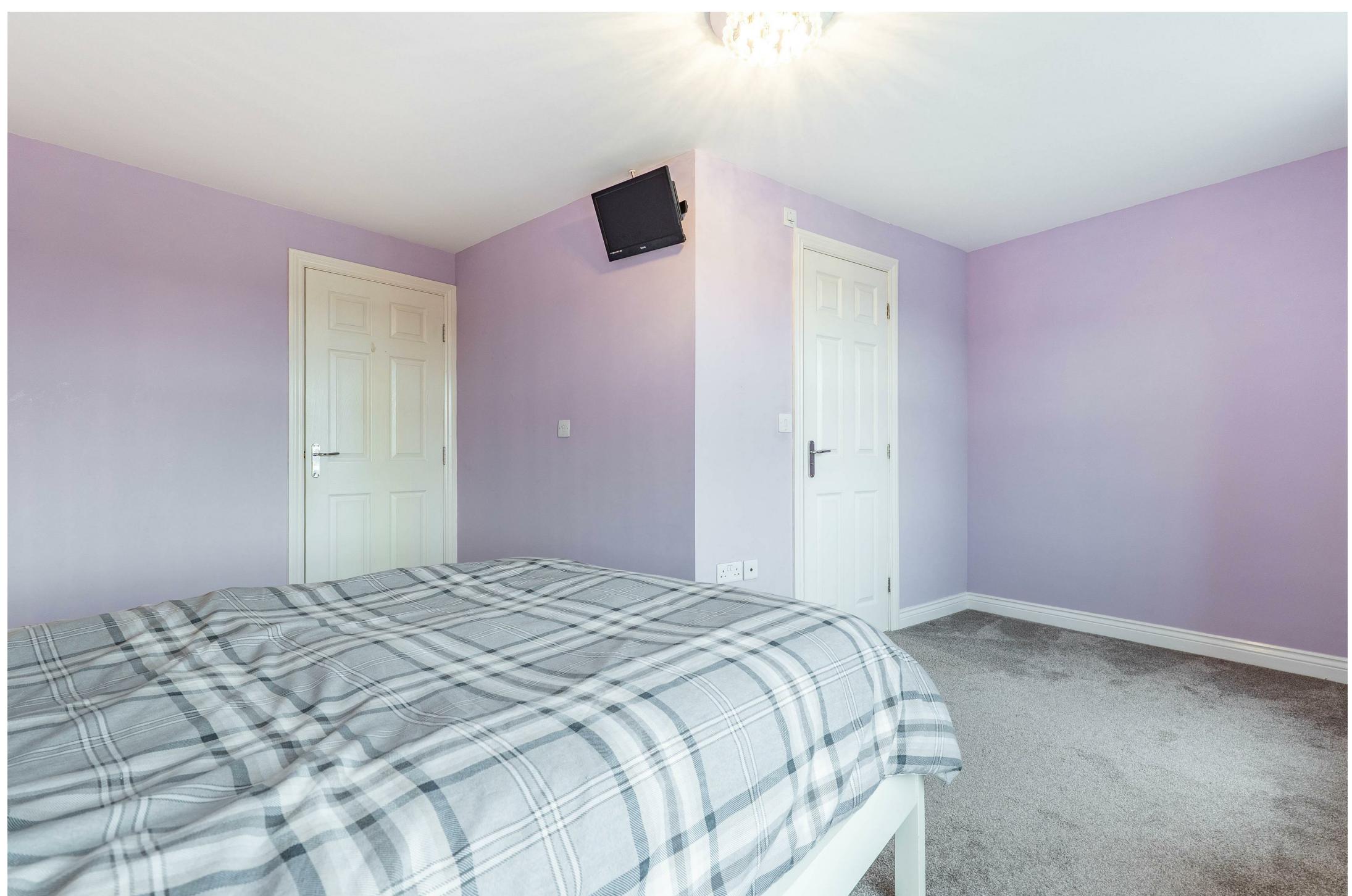








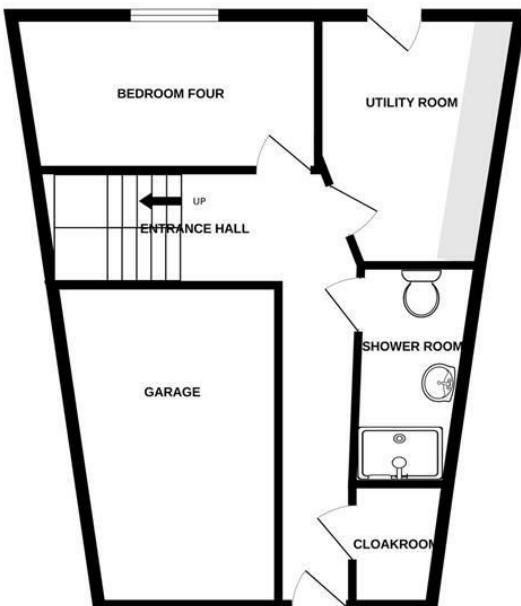




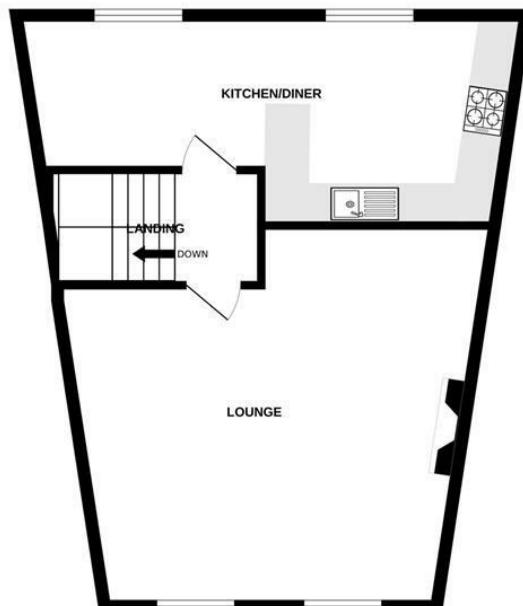


# BEN ROSE

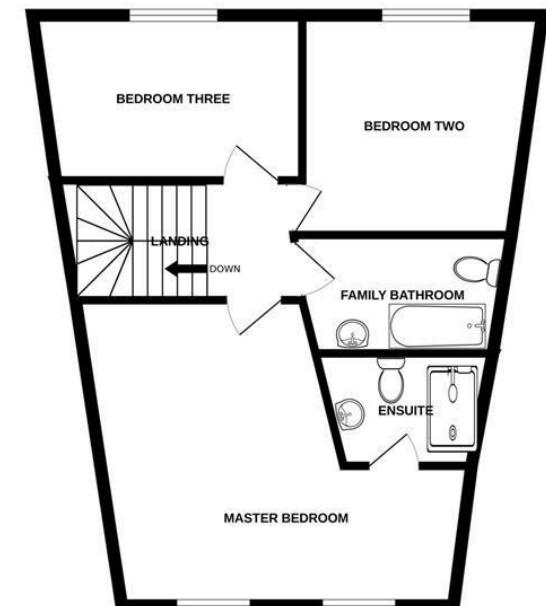
GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.1 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

