



## Farleigh Court, Buckshaw Village, Chorley

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market this neatly presented four-bedroom semi-detached home, situated within the ever-popular Buckshaw Village development. Ready to move straight into, this spacious family home offers versatile accommodation across two floors and would be perfectly suited to growing families looking for modern living within a well-connected location. Buckshaw Village continues to be one of Lancashire's most desirable residential areas, offering an excellent range of nearby amenities including supermarkets, cafés, restaurants, schools, parks, gyms, and leisure facilities, all within easy reach. The property also benefits from outstanding transport links, with Buckshaw Parkway train station providing direct routes to Manchester, Preston, and surrounding areas, alongside easy access to the M6, M61, and M65 motorways for commuters.

Internally, the property welcomes you into an entrance hall complete with a convenient ground floor WC. From here, you enter the spacious lounge, offering a bright and comfortable living area with stairs leading to the first floor. Moving through to the rear of the home is the modern kitchen diner, designed perfectly for family life and entertaining. The kitchen provides ample worktop and cabinet space alongside room for a large dining table, whilst useful understairs storage adds further practicality. Double doors open directly onto the rear garden, allowing plenty of natural light to flow into the space.

To the first floor, the property offers four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, whilst the second bedroom is large enough to accommodate a double bed comfortably. Bedroom three is a generous single room, and bedroom four, currently utilised as a home office, offers flexibility to suit a variety of needs. The landing also benefits from built-in storage, helping to maximise the home's functionality, whilst the family bathroom completes the first floor accommodation.

Externally, the property enjoys a small decorative stoned front garden creating an attractive approach to the home. To the rear is a well-maintained lawned garden with a flagged patio seating area and outdoor tap, providing a pleasant outdoor space ideal for relaxing or entertaining during the warmer months. A walkway to the rear leads to the bin storage area and the property's two designated parking spaces. Combining spacious accommodation, modern presentation, and an excellent location, this is a fantastic opportunity to acquire a move-in ready family home within the heart of Buckshaw Village.





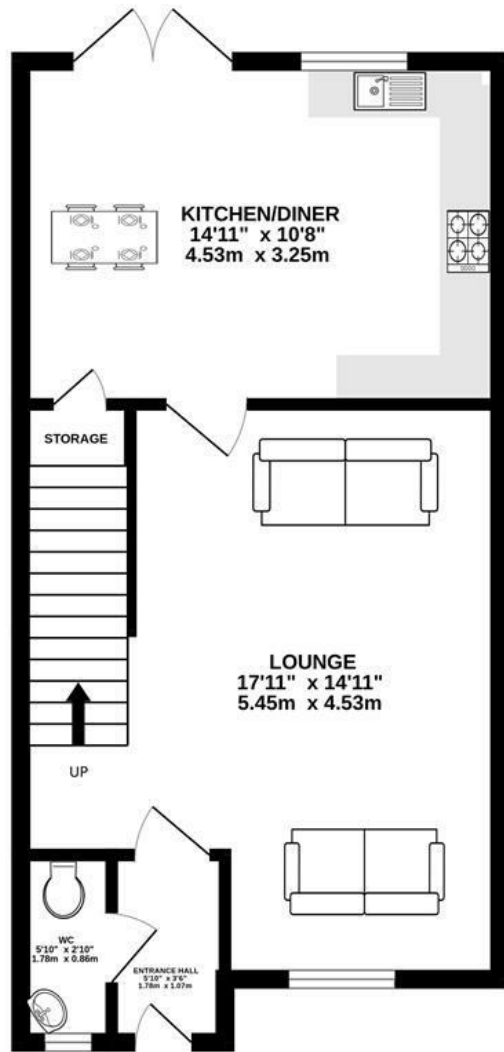




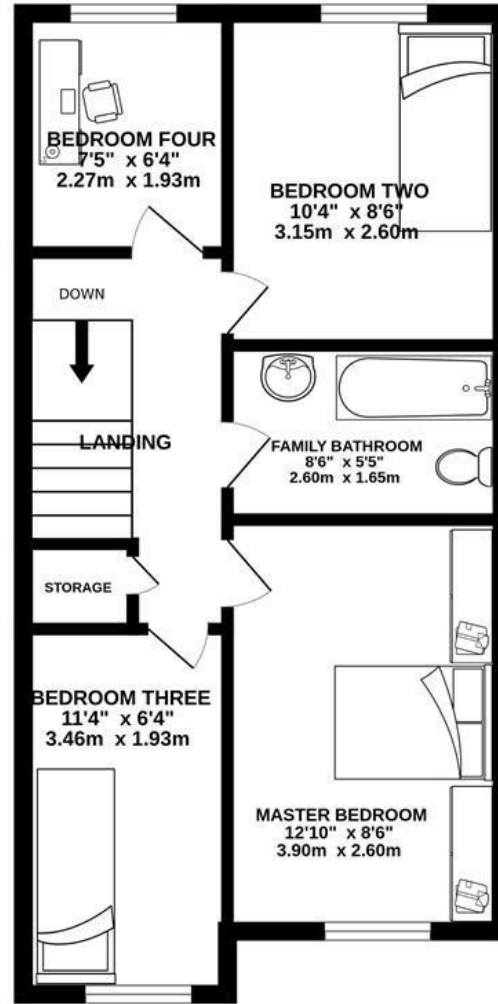




GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

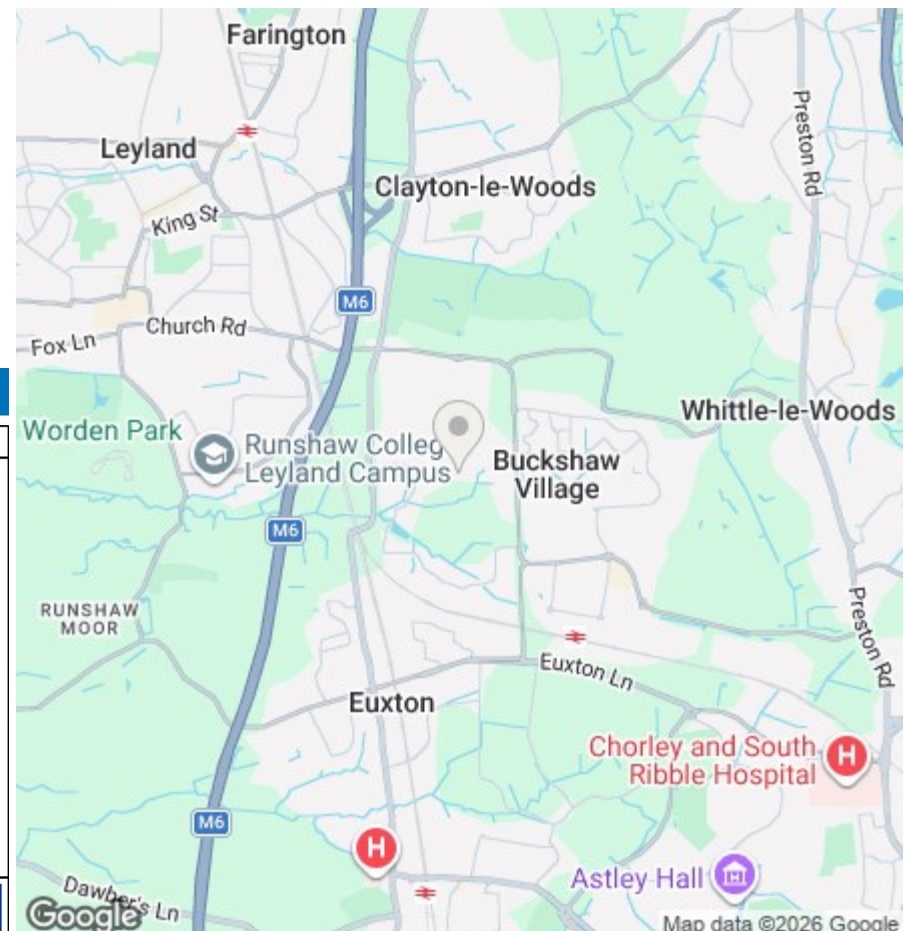


TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	