BEN ROSE



Buckshaw Hall Close, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom terraced home, ideally situated within the popular residential area of Astley Village, Chorley. Offering spacious and versatile accommodation throughout, this property presents an excellent opportunity for families seeking a comfortable home in a well-established community, with a variety of amenities and transport links within easy reach. Astley Village is well placed for access to Chorley town centre, where a selection of shops, supermarkets, cafés, restaurants and leisure facilities can be found, alongside a range of well-regarded schools and everyday essentials nearby. Chorley railway station provides rail connections towards Preston, Manchester and beyond, while local bus services offer convenient links to surrounding neighbourhoods and neighbouring towns. For commuters, the nearby M61 and M6 motorways provide access across the North West, including Preston, Bolton, Wigan and Manchester. The surrounding area also offers opportunities to enjoy the outdoors, with local parks, green spaces and the wider countryside providing plenty of options for family walks and recreational activities. Combining generous living space, three well-proportioned bedrooms and a pleasant garden setting, this property is well suited to growing families looking to settle in a convenient and established location.

Upon entering the property, you are welcomed by a bright and airy reception hall, which immediately creates a pleasant first impression and provides access to the principal ground-floor rooms. The staircase is positioned off the hallway, with an integrated storage cupboard tucked neatly into the right-hand corner and a further integrated storage cupboard under the stairs, helping to keep everyday essentials organised. To the right is a convenient two-piece downstairs WC, complete with practical vinyl plank flooring. To the left, the spacious lounge/diner provides an inviting setting for both relaxing and entertaining, with the lounge area centred around a beautiful stone fireplace incorporating a traditional electric fire, creating an attractive focal point for cosy evenings at home. A front-facing window allows natural light to filter into the room, while the generous dining area offers ample space for a family dining table, making it ideal for everyday meals and gathering with friends. To the rear, sliding patio doors lead through to the conservatory, which benefits from tiled flooring and provides a versatile additional reception space overlooking the garden. Whether used as a peaceful spot for morning coffee, a play area or somewhere to unwind while enjoying the outlook, the conservatory adds valuable flexibility to the ground floor. Completing the accommodation is the modern fitted kitchen, positioned straight ahead from the entrance hall. The kitchen offers a range of fitted units and integrated appliances, including a large double oven, gas hobs and a plancha grill, providing a well-equipped space for preparing family meals. A window overlooks the rear garden, bringing in natural light, while vinyl plank flooring offers a practical finish. An external door also provides direct access to the garden, making this a particularly convenient arrangement for outdoor dining and day-to-day family life.

Moving upstairs, the first floor continues to offer well-arranged accommodation, comprising three bedrooms and a spacious four-piece family bathroom. The master bedroom provides a comfortable retreat, with a rear-facing window enjoying pleasant views over the garden. Bedroom two also benefits from a rear-facing outlook, creating another inviting space for family members, while bedroom three is positioned to the front and would make an ideal child's bedroom, nursery or home office, depending on individual needs. Serving the bedrooms is the generous family bathroom, which features a large luxury bath with a hand shower, alongside a separate corner shower, offering flexibility for both relaxing soaks and busy morning routines. Tiled flooring completes the room, providing a practical finish for everyday use. Together, the first-floor accommodation offers a versatile layout that can adapt to the changing needs of a growing family, with the additional bedroom providing useful flexibility for guests or working from home.

Externally, the property benefits from readily available residential parking to the front, alongside a small artificial lawned section positioned outside the lounge/diner window and enclosed by a charming low picket fence. An open porch with a tiled roof shelters the entrance door, providing a welcoming approach to the home. To the rear, a secluded garden offers a variety of spaces for relaxing, entertaining and enjoying time outdoors, with mature trees directly beyond the rear boundary helping to create a pleasant sense of privacy. To the right-hand side is a flagged seating area, complemented by a raised planted border and a small brick outbuilding, while the left-hand side features a brick-paved area with a further raised border for planting. This paved section continues beneath a trellis frame, leading through to an additional flagged seating area in the back-left corner of the garden. From here, a gate provides access to a private parking area with space for one car, offering the valuable benefit of off-road parking in addition to the residential parking available at the front. With its spacious lounge/diner, conservatory, well-equipped kitchen, three bedrooms and versatile outdoor space, this appealing home offers a wonderful opportunity for families seeking comfortable living accommodation in a convenient Chorley location, with plenty of scope to make it their own.





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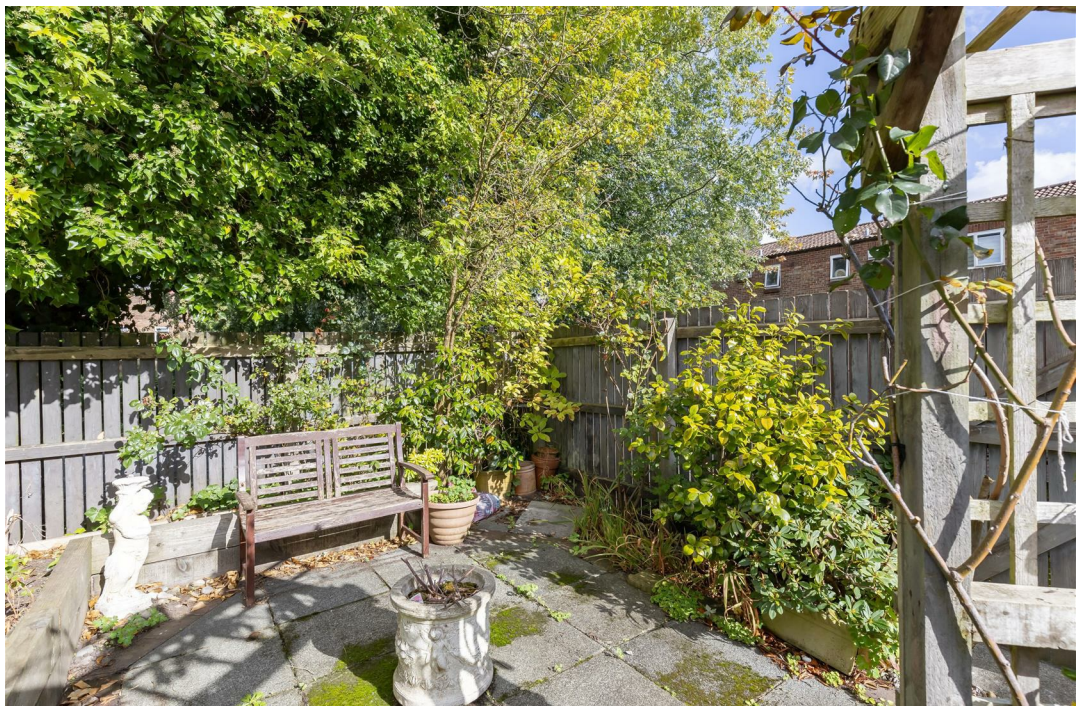








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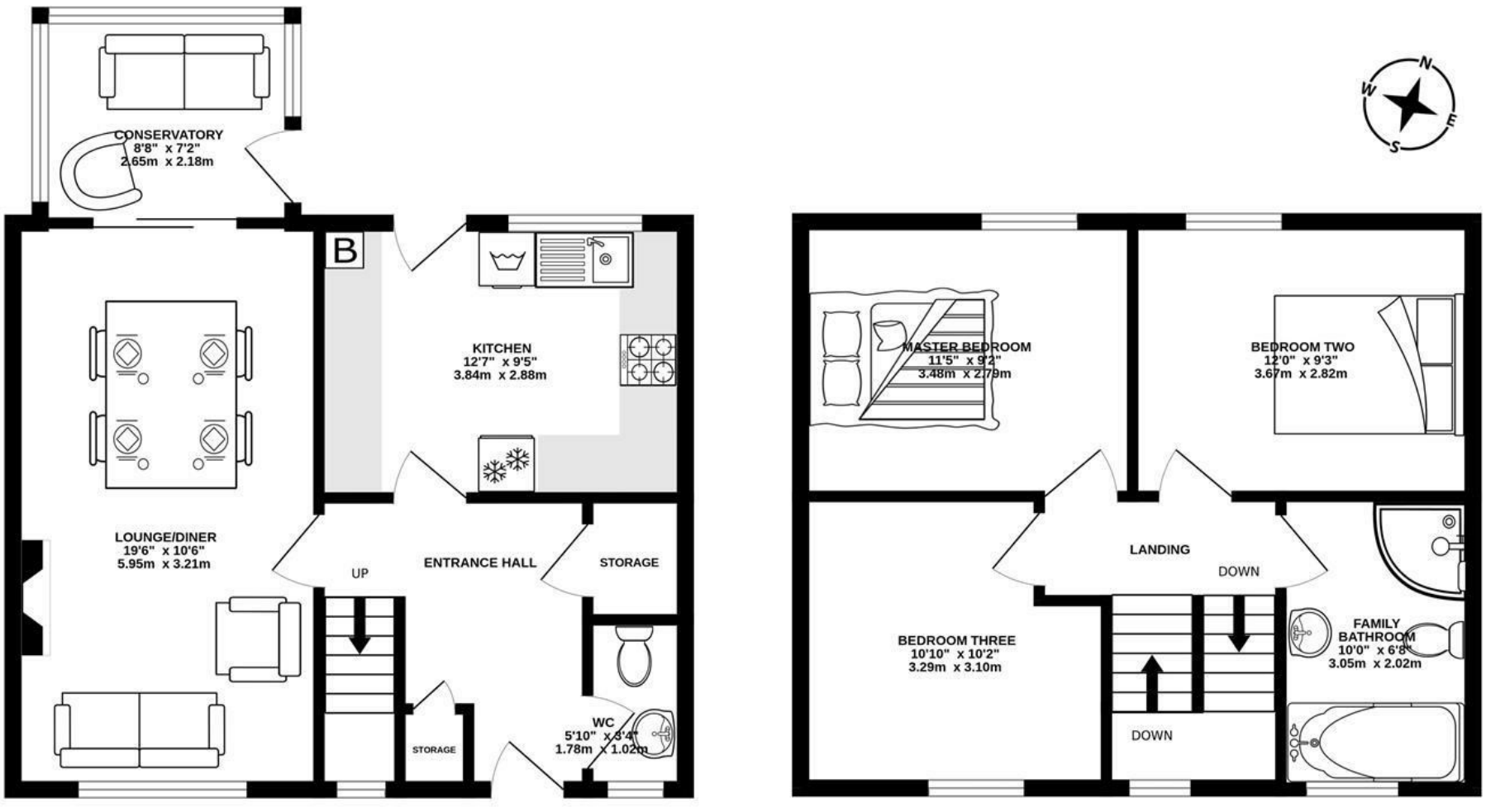




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GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.

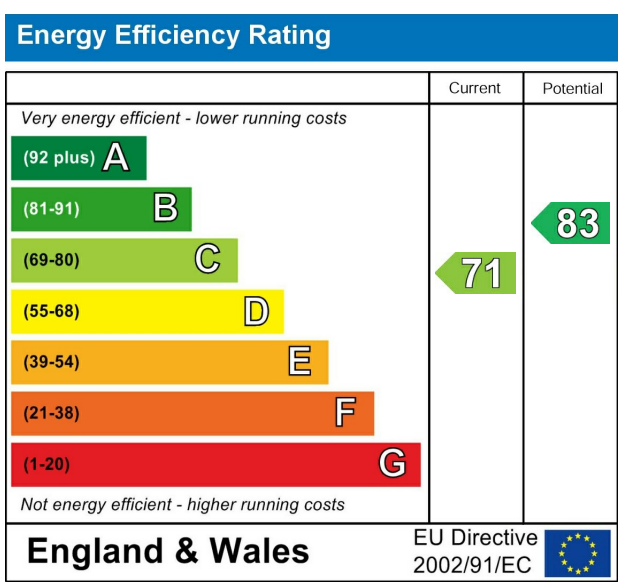
1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

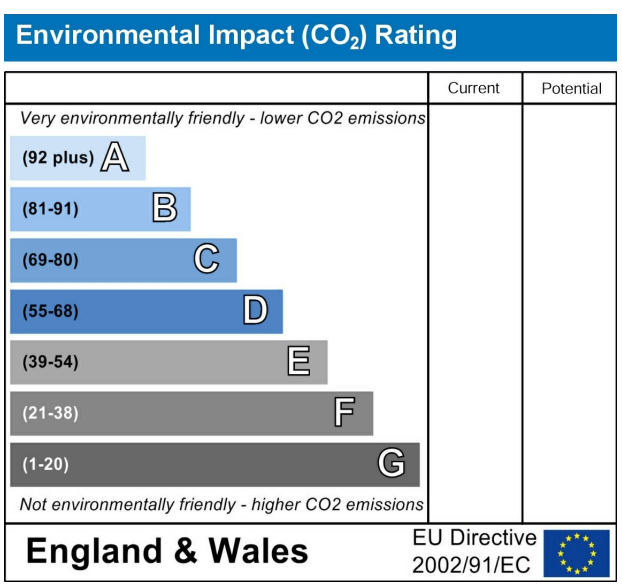


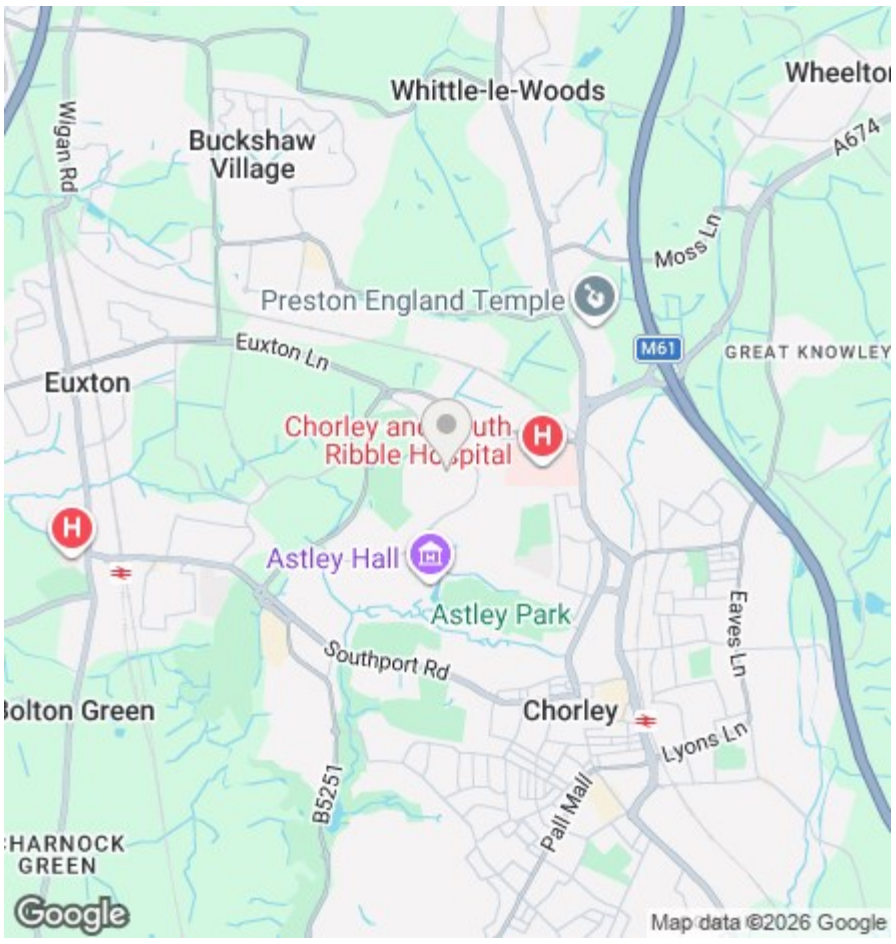
TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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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