



## Bracken Ghyll Close, Buckshaw Village, Chorley

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom mid-terrace town house, situated in the ever-popular residential area of Buckshaw Village, Chorley. Ideal for families, this versatile home offers generous living accommodation set across three floors, combining modern finishes with flexible spaces to suit a variety of lifestyles. Buckshaw Village is a highly sought-after development known for its excellent local amenities, including shops, supermarkets, cafés, and reputable schools, all within easy reach. The property benefits from superb transport links, with Buckshaw Parkway train station providing direct routes to Preston, Manchester and beyond, as well as convenient access to the M6, M61 and M65 motorways, making it perfect for commuters. Nearby towns such as Leyland and Chorley offer additional retail and leisure facilities, while beautiful countryside and parks are just a short distance away for family days out.

Upon entering the home, you are welcomed by a bright entrance hall which provides access to the ground floor accommodation. To the front is a versatile living space that is currently utilised as a home office, this reception room, complete with built-in storage and desk space is ideal for those working remotely or in need of a quiet study area. Conveniently located off the hallway is a ground floor WC. To the rear of the property, the home opens up into a spacious open-plan kitchen/dining and family room, forming the heart of the home. The modern kitchen is fitted with sleek cabinetry and integrated lighting, offering ample storage and preparation space, while the lounge area enjoys views over the rear garden and provides a comfortable setting for both relaxing and entertaining.

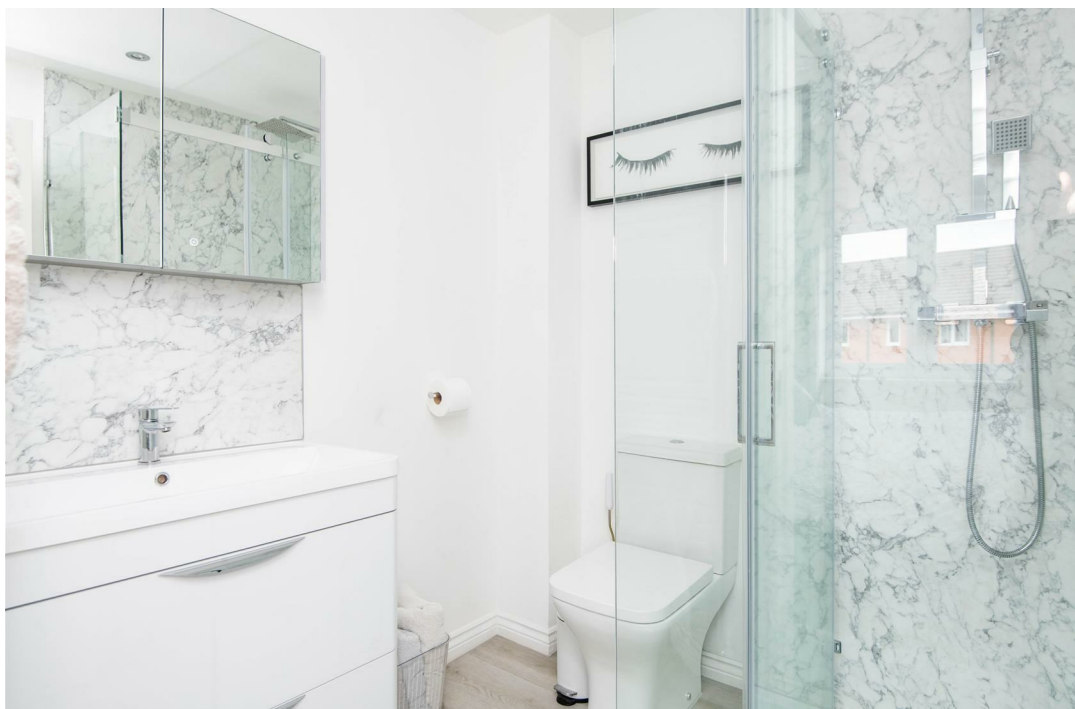
Moving up to the first floor, the landing gives access to the impressive master bedroom, which benefits from a newly fitted en suite, finished to a high standard for added comfort and convenience. Also on this floor is the fourth bedroom, currently arranged as an additional lounge or snug, demonstrating the flexibility of the accommodation and offering potential as a generous double bedroom if required.

The second floor hosts the remaining two bedrooms, both well-proportioned and suitable for children, guests or further office space. One of the bedrooms features a skylight, allowing natural light to pour in and create a bright and airy feel. Completing this floor is the modern family bathroom, thoughtfully designed to serve the additional bedrooms.

Externally, the property continues to impress. To the front, there is a neatly maintained lawn, a paved pathway leading to the entrance, and mature bushes providing a pleasant kerb appeal. To the rear, the beautifully presented garden has been thoughtfully landscaped, featuring two decked seating areas, one with a pergola, ideal for outdoor entertaining, a low-maintenance artificial lawn, raised flower beds, and secure fencing—creating a private and family-friendly outdoor space. The property further benefits from a garage equipped with power and lighting and a private parking space to the rear, along with additional visitor parking available nearby. This is a fantastic opportunity to acquire a spacious and adaptable family home in a thriving and well-connected location.











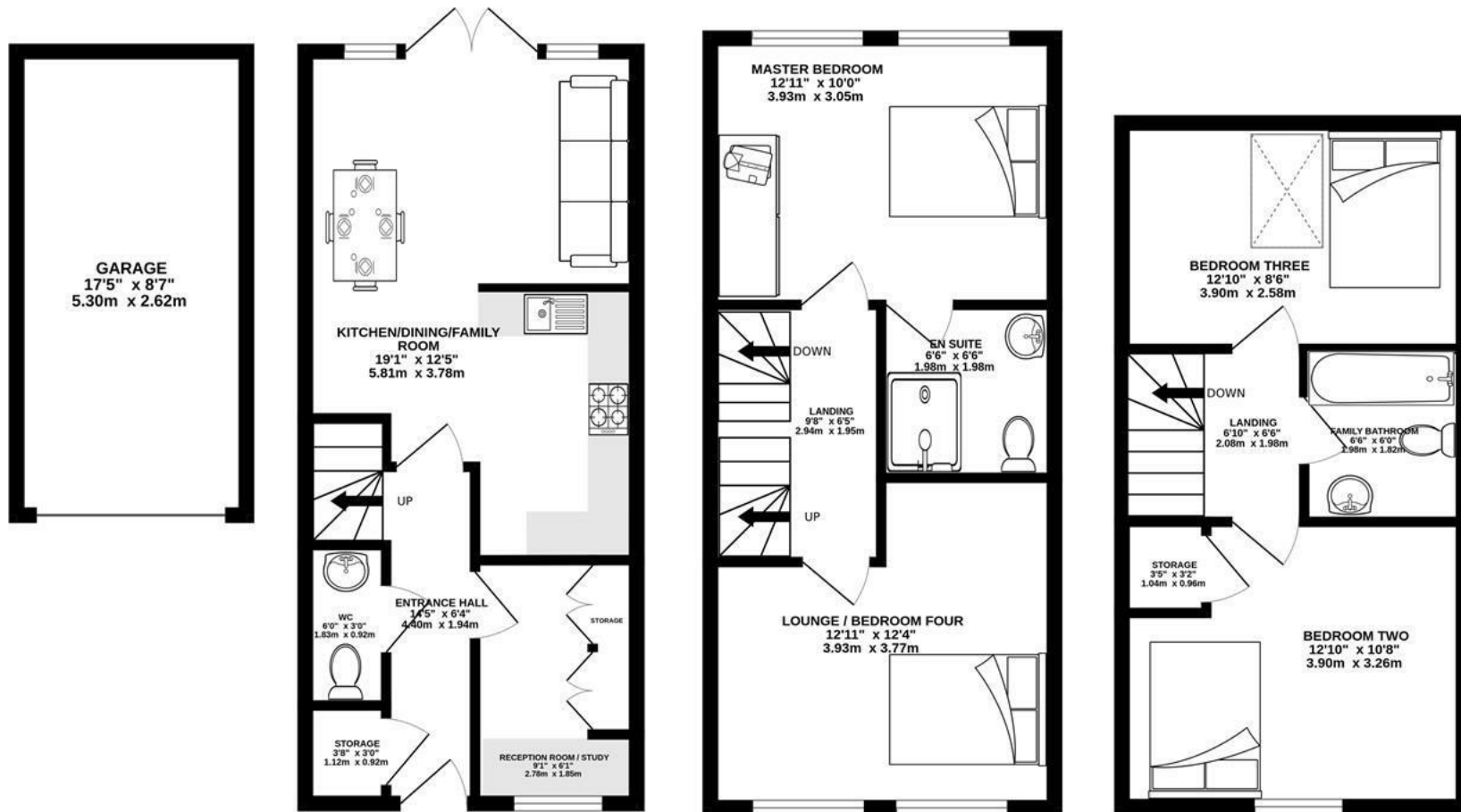


# BEN ROSE

GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.

2ND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.

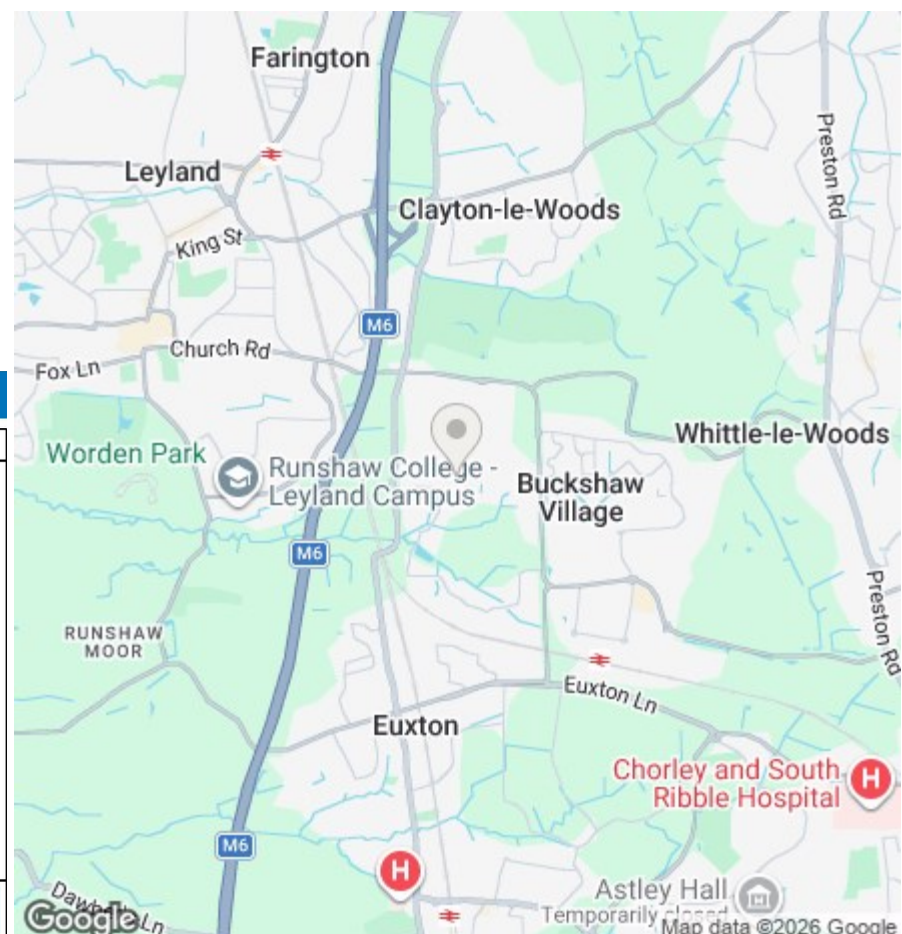


TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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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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	