



## **Darwen Fold Close, Buckshaw Village, Chorley**

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, nestled in a quiet cul-de-sac in the heart of Buckshaw Village. Offering an ideal setting for families, this well-presented property boasts generous living spaces and modern interiors. Buckshaw Village itself is a highly sought-after location, benefiting from excellent local amenities, including shops, restaurants, and well-regarded schools. The area also enjoys superb transport links, with Buckshaw Parkway train station providing direct connections to Manchester and Preston, while the nearby M6 and M61 motorways ensure easy commuting across the North West. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into the entrance hallway, which includes a convenient WC and a staircase leading to the upper floors. To the left, you'll find a modern kitchen equipped with an integrated oven and hob, along with additional space for freestanding appliances. Continuing through, you enter the spacious lounge, which features a charming fireplace and access to under-stairs storage. Double patio doors open out to the rear garden, allowing for plenty of natural light.

On the first floor, there are two well-proportioned bedrooms and a three-piece family bathroom complete with an over-the-bath shower.

The top floor is dedicated to the generously sized master bedroom, which boasts dual-aspect windows, integrated storage and a stylish en-suite shower room.

Externally, the front of the property offers a private driveway providing off-road parking for multiple vehicles. The rear garden is a generous, low-maintenance space, featuring an enclosed patio, artificial lawn, and a raised decking area—perfect for both relaxing and entertaining.





















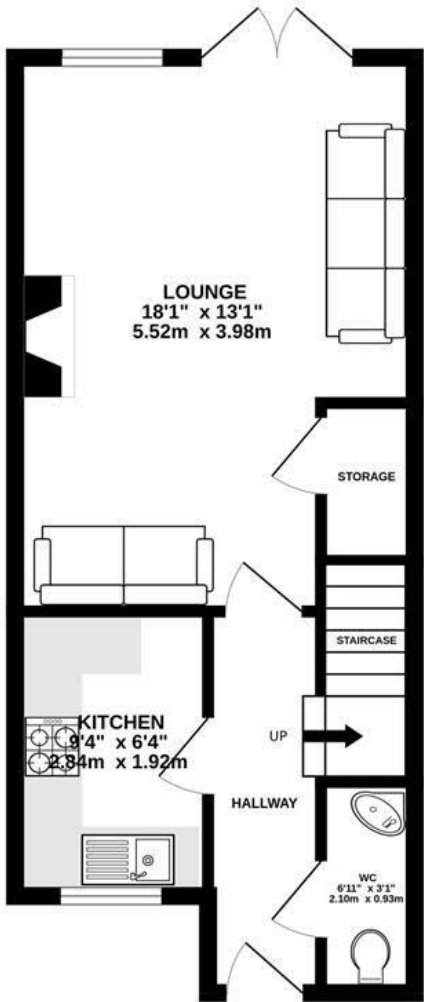




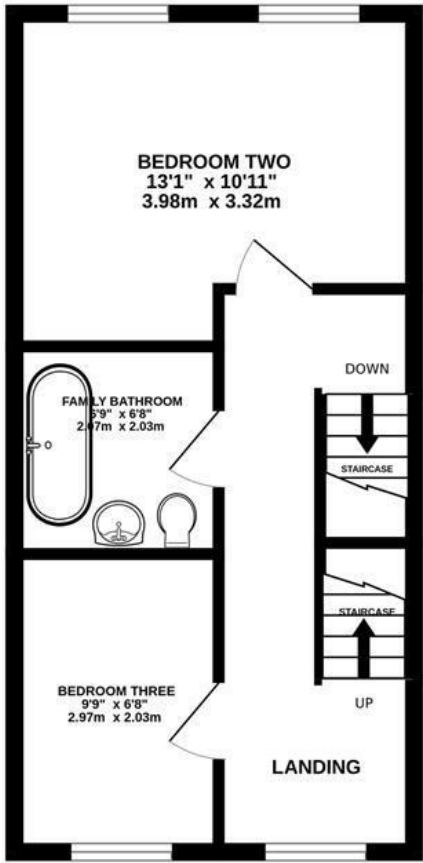


# BEN ROSE

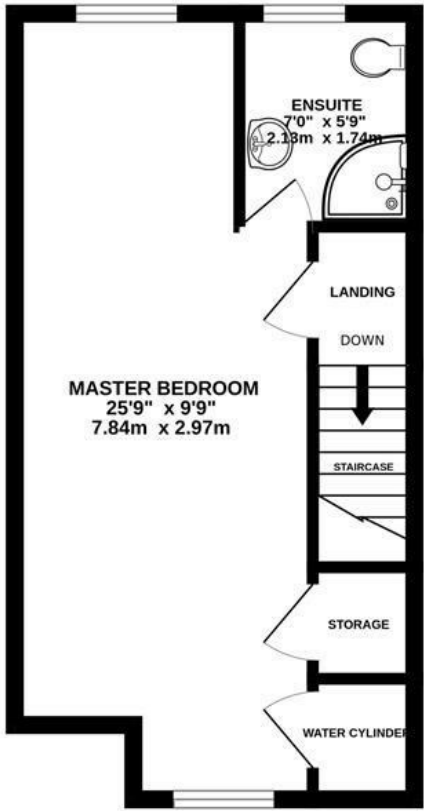
GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR  
327 sq.ft. (30.3 sq.m.) approx.




TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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) 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		
	77	81
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 