



## Buttermere Gardens, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow, with NO CHAIN set within the highly regarded village of Charnock Richard, Chorley. This delightful home offers well-proportioned accommodation with a modern finish throughout, ideal for couples or those looking to downsize to a comfortable and easily managed property. The village itself provides a pleasant semi-rural setting whilst still being within easy reach of excellent amenities including local shops, cafés and well-respected eateries. For travel, the location is superb with regular bus services close by, train stations in nearby Chorley and Buckshaw Parkway, and swift access to the M6 and M61 motorways, making journeys to Preston, Wigan, Manchester and the wider North West straightforward. Beautiful countryside walks and popular attractions such as Yarrow Valley Country Park are also just a short drive away.

Entering through the vestibule, the bungalow opens into a generous and inviting kitchen/lounge which forms the heart of the home. The modern kitchen area is fitted with multiple integrated appliances and enhanced by under-cabinet lighting, creating a stylish yet practical space for cooking and entertaining. The lounge area offers ample room for relaxing, with a comfortable layout that suits everyday living. From here, an inner hallway guides you through the remainder of the accommodation, providing a natural and easy flow through the property.

The hallway leads to two well-sized double bedrooms, both offering bright and peaceful spaces to unwind. The master bedroom having double doors leading to the rear garden whilst the second bedroom benefits from multiple built-in wardrobes, providing excellent storage without compromising on floor space. Completing the interior is the contemporary family bathroom, finished to a modern standard with quality fittings and a clean, fresh design, perfectly complementing the rest of the home. There is also underfloor heating throughout the entire property and the property also benefits from having planning permission for a single storey rear extension.

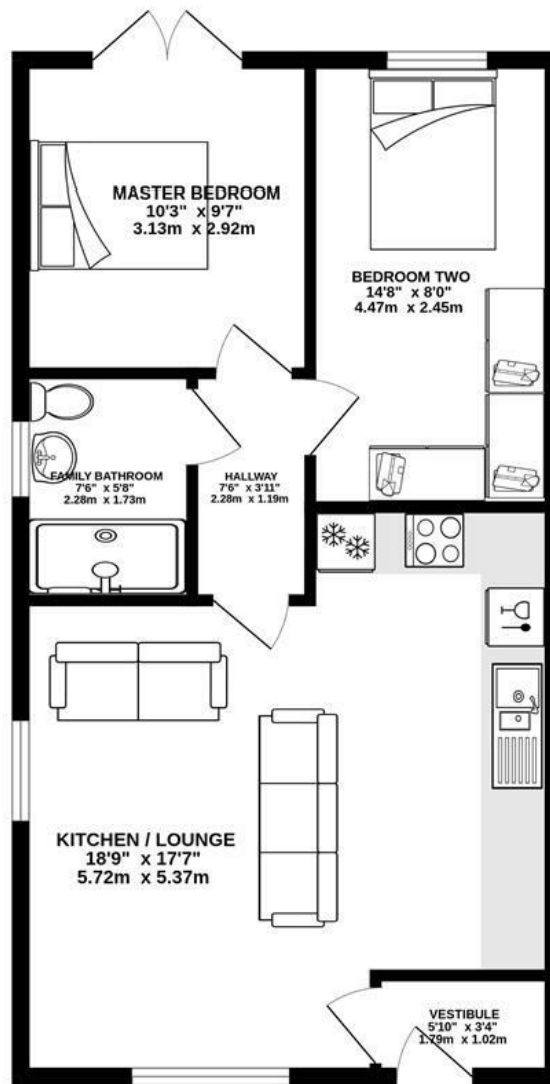
Externally, the property benefits from a driveway to the front offering off-road parking, alongside a neatly presented front lawn that adds to the bungalow's attractive kerb appeal. The rear of the home provides a pleasant outdoor space with a lawn, several raised flower beds and a handy shed making it ideal for those seeking low-maintenance living whilst still having a space that's enjoyable throughout the warmer months. This lovely bungalow combines modern comfort with a convenient village location, making it a superb opportunity for couples seeking a welcoming home in a desirable area.







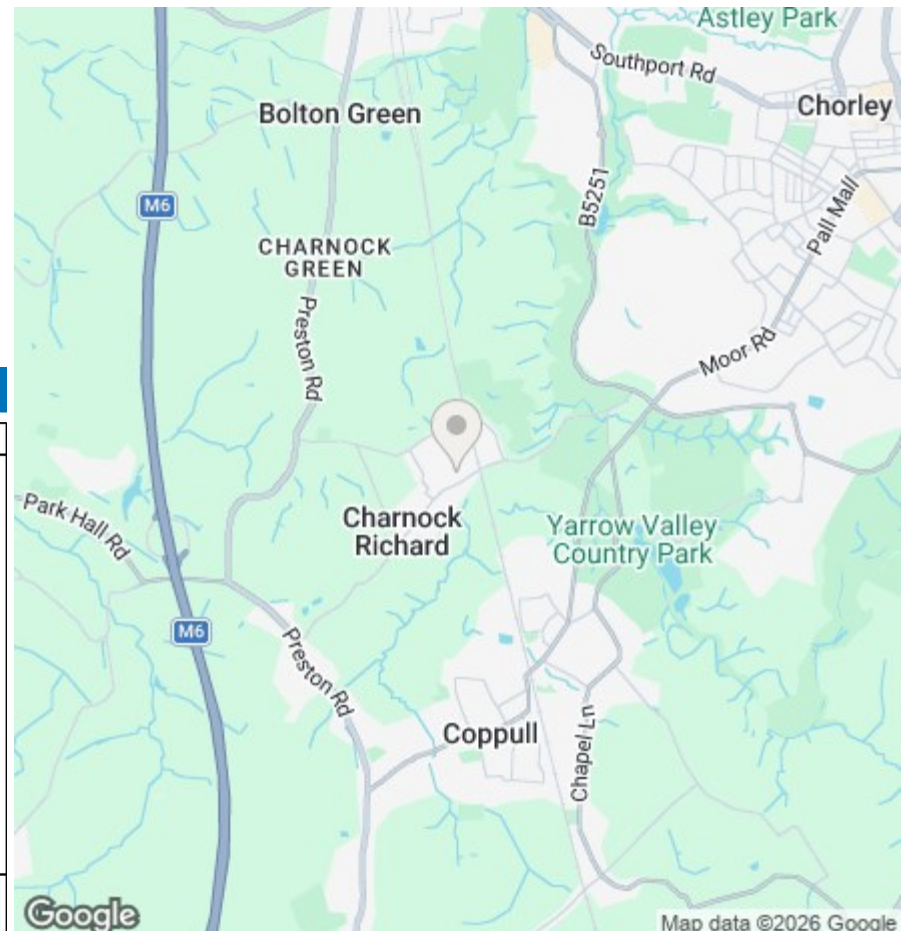
GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.7 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		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(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	