BEN ROSE



Bracken Ghyll Close, Buckshaw Village, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom semi-detached family home, ideally situated within the highly sought-after Buckshaw Village. Offering well-presented and thoughtfully arranged accommodation throughout, this modern home boasts a spacious kitchen diner, three well-proportioned bedrooms and a good-sized west-facing rear garden, making it an excellent choice for families, first-time buyers and those looking to enjoy a convenient yet community-focused lifestyle. Buckshaw Village is a particularly popular residential location, offering a fantastic range of amenities right on the doorstep, including a Tesco superstore, Aldi, local shops, cafés, restaurants and a selection of well-regarded schools. Families can also benefit from nearby community facilities, sports amenities and green spaces, whilst the neighbouring towns of Chorley and Leyland provide further shopping, leisure and entertainment options. For commuters, Buckshaw Parkway railway station offers convenient connections towards Preston, Manchester and beyond, with regular bus services also running to surrounding towns and cities. The nearby M6 and M61 motorways provide excellent road links across the North West, making this an ideal location for those travelling further afield.

Stepping inside, you are welcomed into a bright and inviting reception hall, which provides access to the ground floor accommodation, with a convenient downstairs WC positioned to the left and a doorway straight ahead leading into the main lounge. The lounge is a spacious and comfortable reception room, featuring a front-facing window which allows plenty of natural light to fill the space, alongside attractive laminate plank flooring. The staircase is also positioned within this room, whilst a door towards the rear provides access through to the impressive kitchen diner. This generously sized space forms the heart of the home, offering ample room for both everyday family dining and entertaining guests. The modern fitted kitchen benefits from a range of integrated appliances, providing a practical yet stylish setting for cooking and socialising. Matching laminate plank flooring continues throughout, whilst a rear-facing window brings in further natural light. Useful understairs storage provides additional practicality, and glazed double doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces, particularly during the warmer months.

Moving upstairs, the first floor offers three well-proportioned bedrooms, alongside a three-piece family bathroom. The master bedroom is positioned to the front of the property and benefits from a front-facing window, creating a bright and comfortable space for relaxation. Bedroom two is a good-sized double room, overlooking the rear of the property and offering plenty of space for bedroom furnishings. Bedroom three also enjoys a front-facing aspect and benefits from an integrated storage cupboard, making excellent use of the available space. Completing the accommodation is the family bathroom, which comprises a three-piece suite with an overhead shower and is finished with laminate plank flooring. Overall, the first floor provides a practical and well-balanced arrangement, ideally suited to the needs of a growing family, with the additional flexibility to accommodate guests or those requiring a home working space.

Externally, the property is approached via a tarmacked driveway providing off-road parking for one vehicle, with a mature hedge running along the right-hand side, offering an attractive degree of greenery and privacy. To the left, a small lawned front garden is complemented by a large established tree and additional bushes, creating a pleasant approach to the home. Gated access leads down the side of the property and through to the rear garden. To the rear, there is a good-sized, west-facing lawned garden, fully enclosed by fencing and offering an excellent outdoor space for families to enjoy. Its westerly aspect provides the opportunity to make the most of the afternoon and evening sunshine, whilst the lawn offers plenty of room for children to play, outdoor dining and relaxing during the warmer months. Overall, this is a fantastic modern family home, combining comfortable and versatile accommodation with an attractive garden and excellent local amenities. Situated within one of Lancashire's most popular residential communities, this property represents an ideal opportunity for buyers seeking a home that offers both convenience and a wonderful setting for family life.

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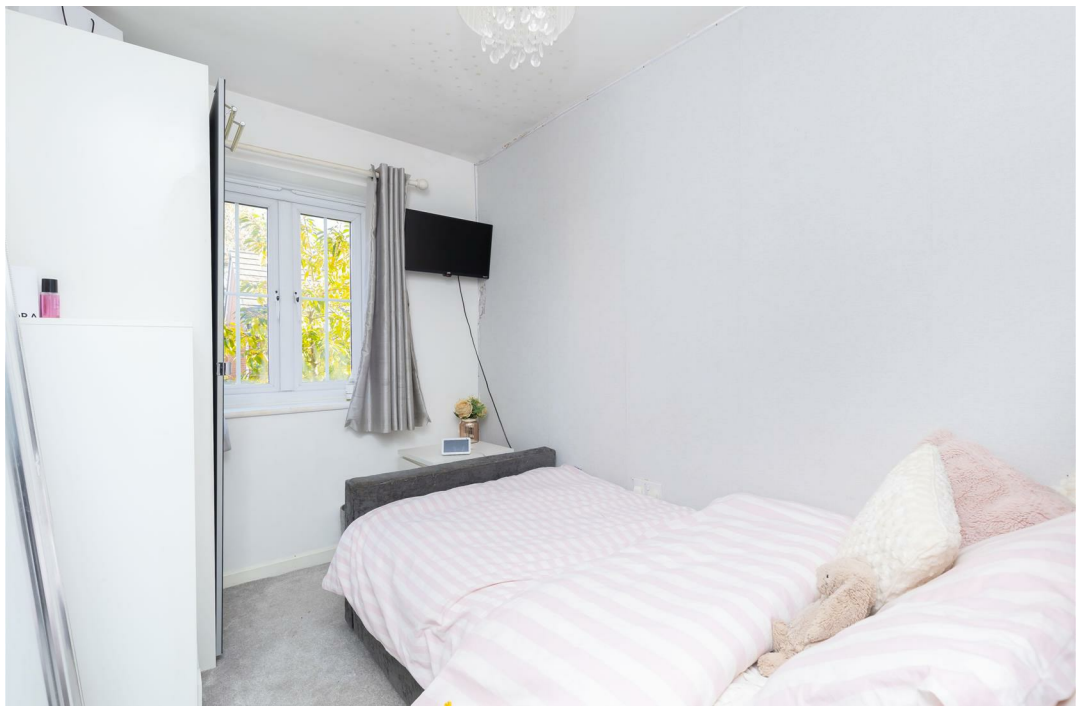









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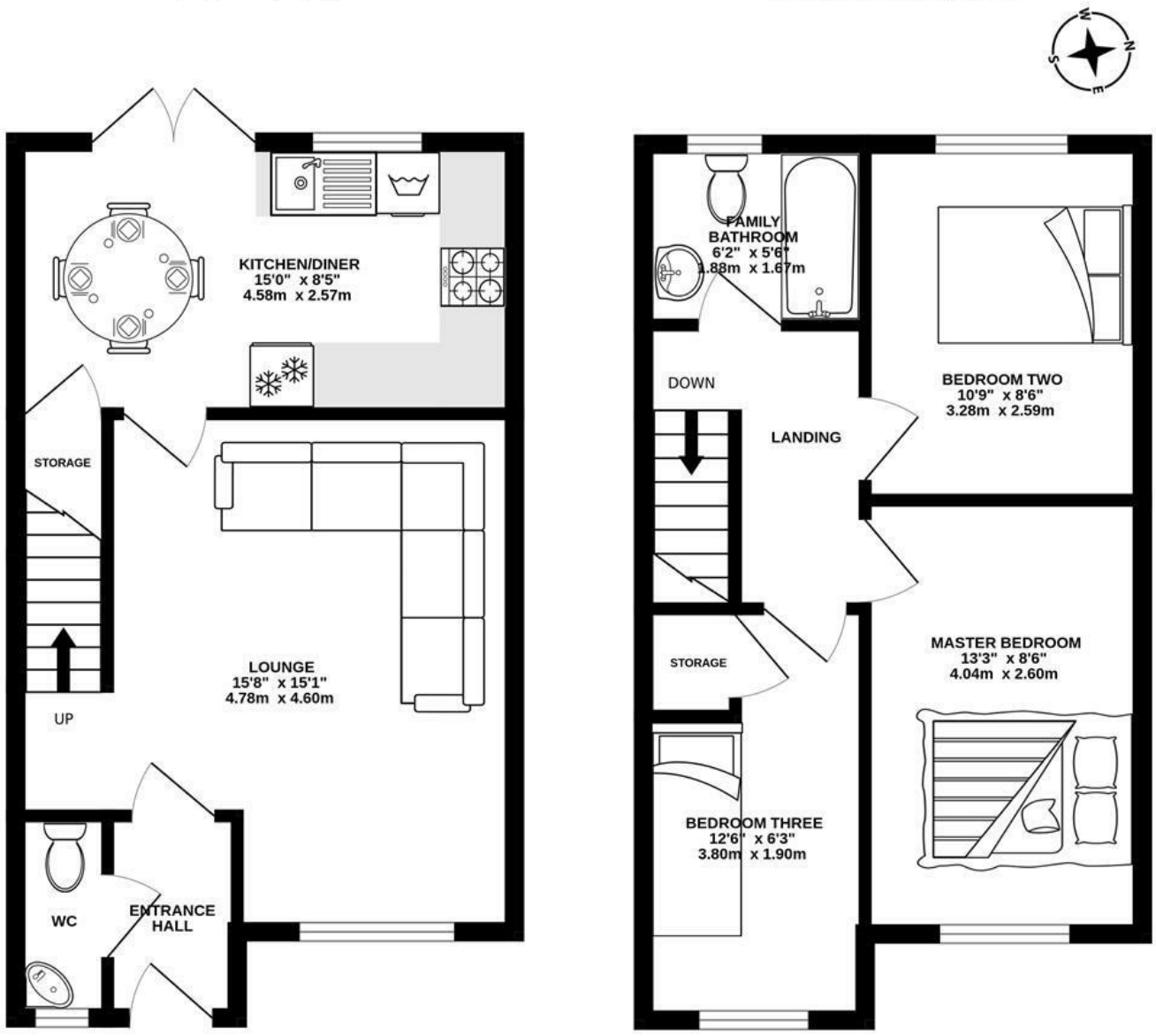
GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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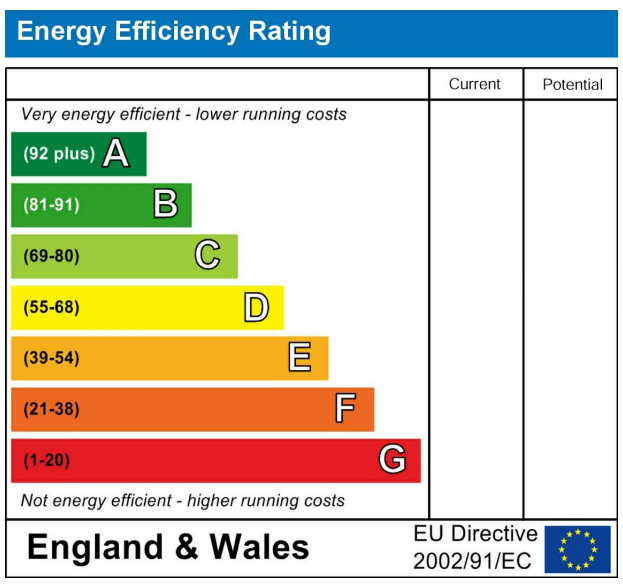
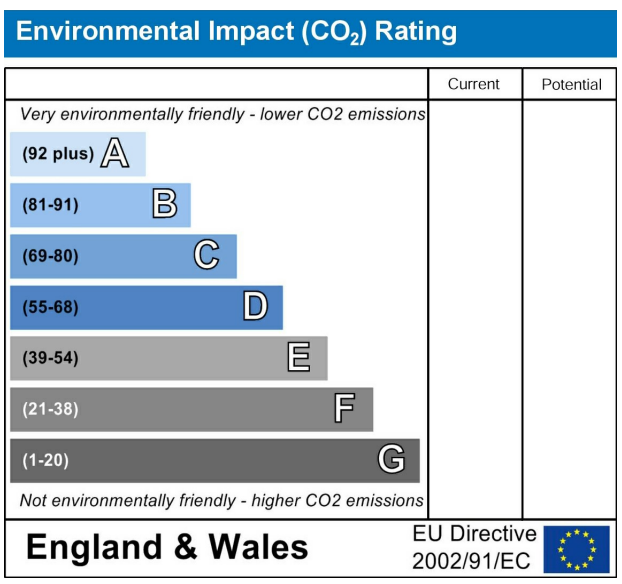
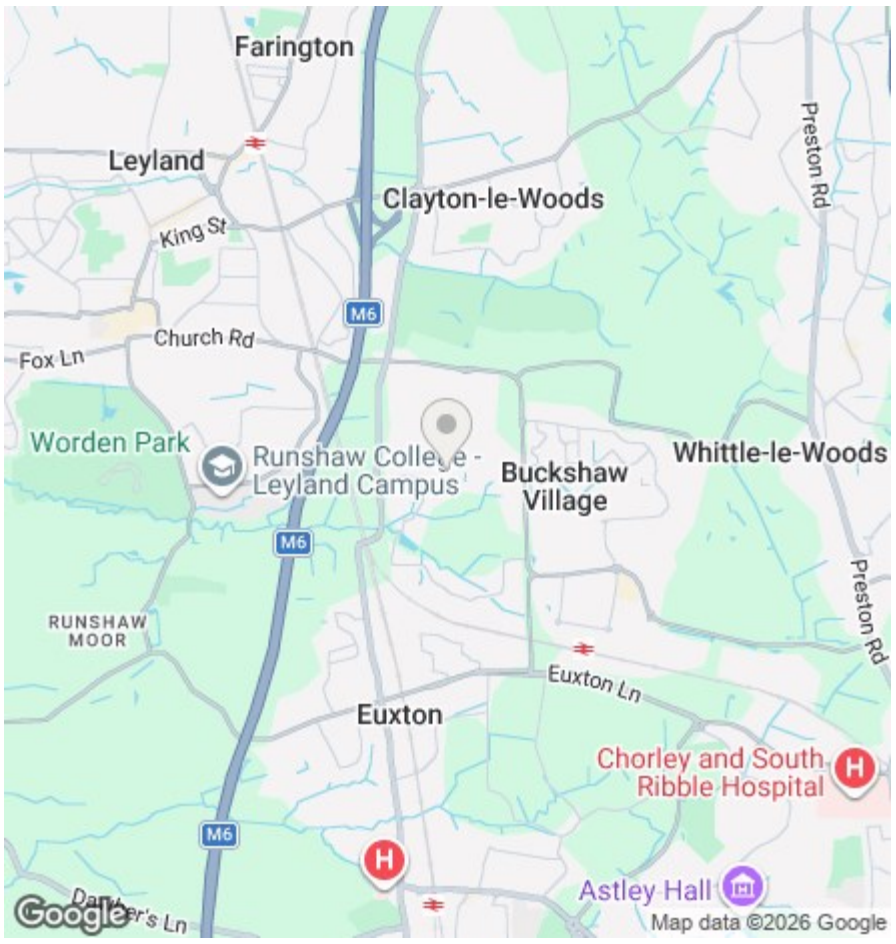
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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