



## **Marine Crescent, Buckshaw Village, Chorley**

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to the market this well-presented end-terrace home, ideally situated in the heart of Buckshaw Village, Chorley. This charming three-bedroom property is set over three floors and offers comfortable, modern living accommodation, perfect for a growing family. Located within a vibrant and popular neighbourhood, the home benefits from close proximity to a wide range of local amenities, including shops, schools, and recreational facilities. Excellent transport links are also within easy reach, with convenient access to the M61 and M6 motorways, providing straightforward connections to surrounding towns and cities.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located, along with practical cloakroom storage and the staircase leading to the upper floors. To the left is the contemporary fitted kitchen, offering ample storage and featuring integrated appliances including a fridge freezer, oven, and hob. Continuing through the home, you enter the spacious lounge/diner, which benefits from stunning bi-folding doors opening onto the rear garden patio, as well as access to useful under-stairs storage.

Moving to the first floor, you will find two well-proportioned double bedrooms and a modern three-piece family bathroom.

The second floor hosts the generously sized master bedroom, which boasts its own en-suite shower room and a separate dressing room, providing an excellent private retreat.

Externally, the property overlooks a pleasant green to the front, with pedestrian-only access creating a peaceful and attractive setting.

To the rear is a generously sized garden, featuring a laid lawn and raised decking area - ideal for outdoor dining and entertaining. Off-road parking is available via an allocated parking space located to the rear of the property.

Early viewing is highly recommended to avoid potential disappointment.

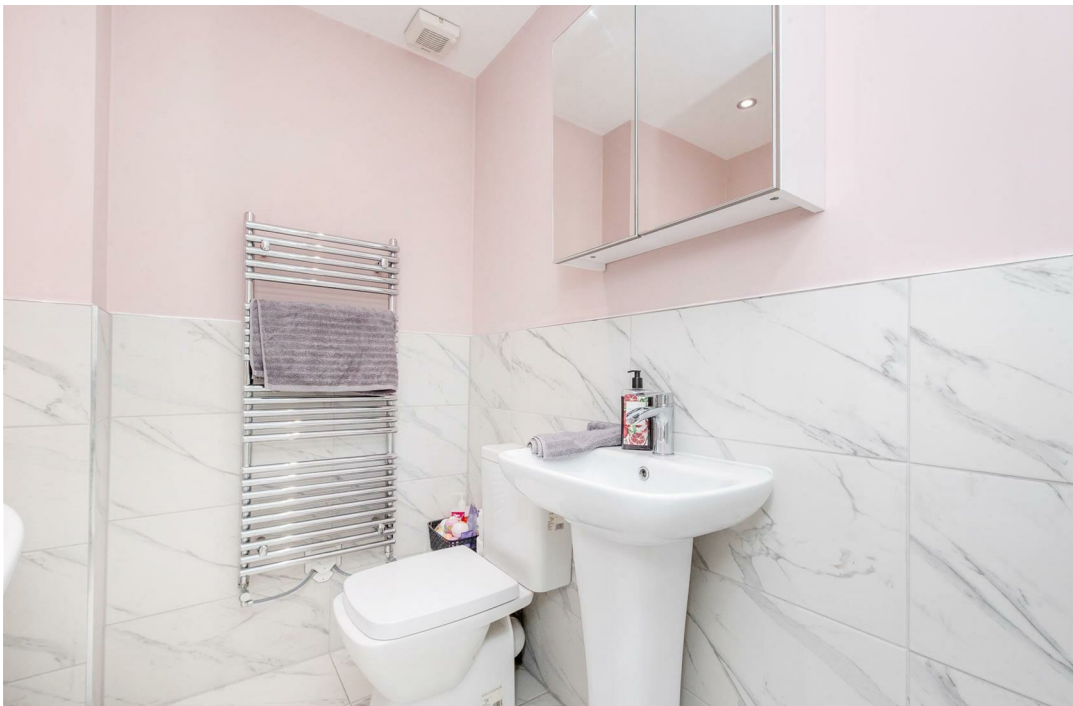




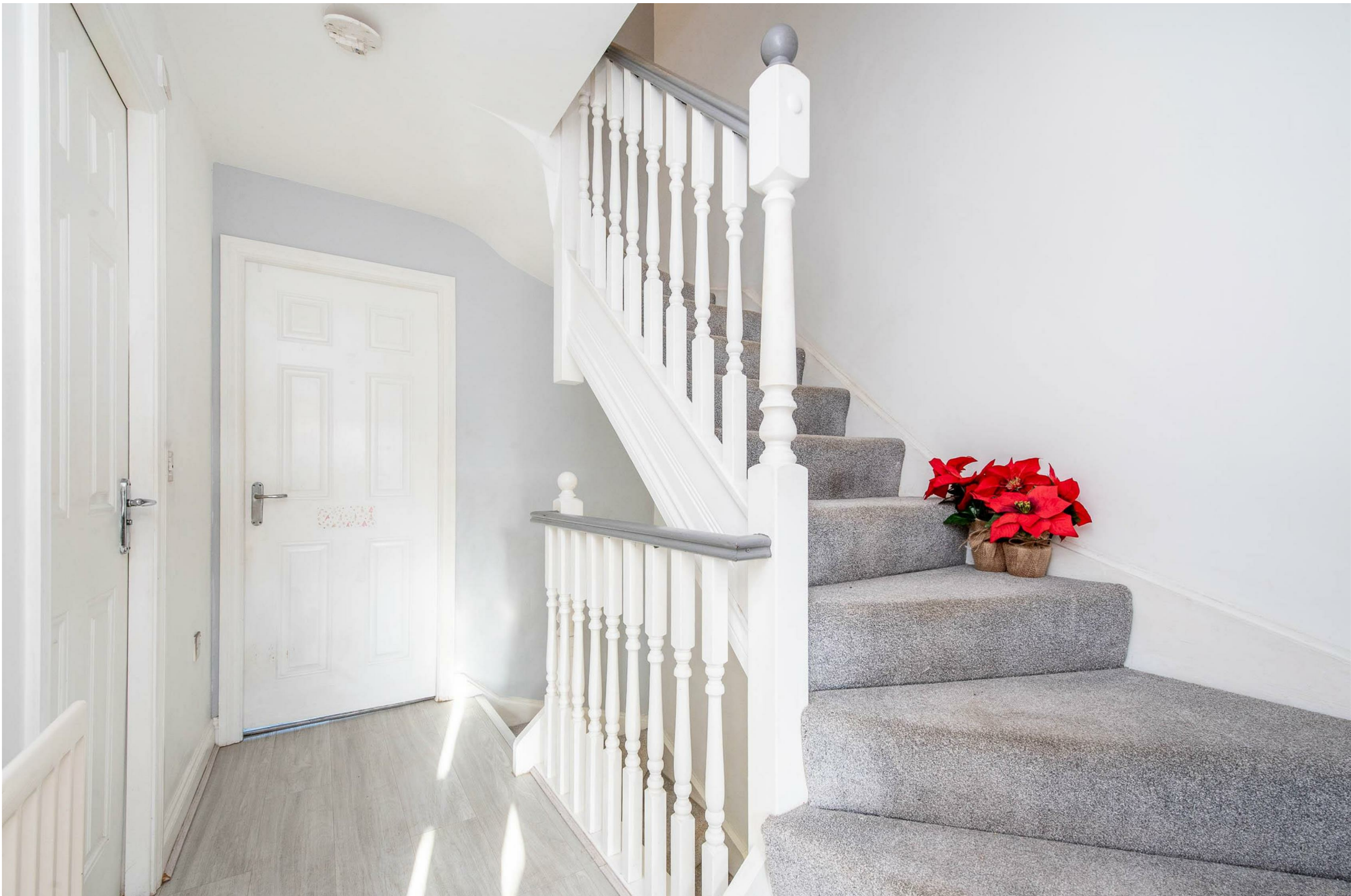
















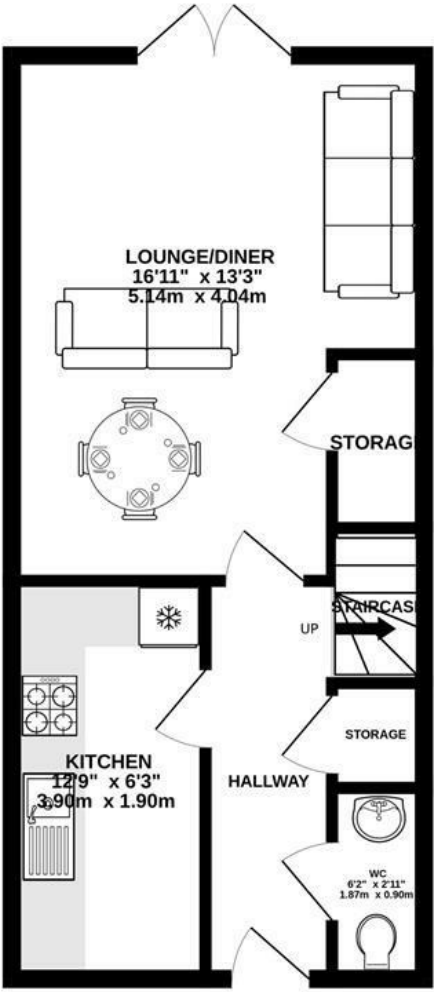




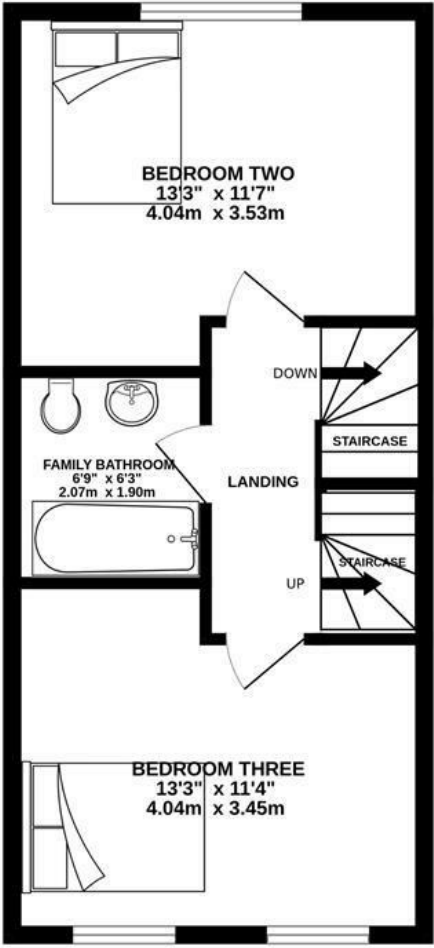


# BEN ROSE

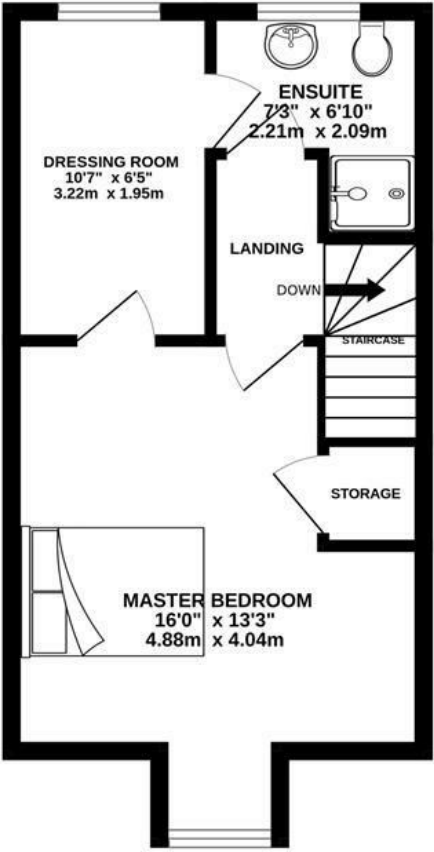
GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.




TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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		
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 