



Fusiliers Close, Buckshaw Village, Chorley

Offers Over £389,995

***** NO CHAIN *****

Ben Rose Estate Agents are pleased to present to the market this well-presented four-bedroom detached property, arranged over three floors and located in the sought-after area of Buckshaw Village. Nestled on a quiet cul-de-sac, the home has been lovingly owned and well maintained by the same family for 18 years since new and would make a wonderful family home. It is conveniently situated close to a range of local amenities, as well as football pitches, basketball courts, and the Northern Nature Area, and lies within the catchment area for Parklands High School, Balshaw's High School, and Trinity Buckshaw Primary School. Nearby, Buckshaw Parkway train station offers direct links to both Preston and Manchester, while additional excellent travel connections include local bus routes and easy access to the M6 and M61 motorways.

The home has been recently decorated, including luxury carpets throughout, offering a comfortable and stylish interior that is completely move-in ready.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located, along with stairs leading to the upper level. To the right, you will enter the spacious lounge, which spans the full width of the property and features a central fireplace, large front-facing window, and sliding patio doors that open onto the rear garden.

Back across the hallway is the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage with integrated appliances, including a fridge, freezer, double oven, hob and dishwasher. The dining area provides generous space for a large family dining table and benefits from dual-aspect windows to both the front and rear. Just off the kitchen is a convenient utility room with a sink, additional storage, and space for freestanding appliances. A single door from here leads out to the garden.

The gas hob and electric oven are just 18 months old, and the home also benefits from a Vaillant boiler (4 years old), fitted and maintained by British Gas.

Moving to the first floor, you will find two well-proportioned double bedrooms, both benefiting from integrated storage, with the master bedroom boasting a private ensuite shower room with an extended double cubicle. The modern three-piece family bathroom with an over-the-bath shower is also located on this level.

Continuing to the second floor, you will find a spacious landing and two further double bedrooms with the third bedroom including integrated storage.

Externally, the property includes a double driveway providing off-road parking and leading to the single detached garage. The garage, accessed via an up-and-over door, is equipped with power and lighting and offers either secure parking or practical storage. There is also ample additional on-road parking for residents and visitors.

To the rear is a beautifully landscaped, generously sized garden featuring a central lawn, established borders, flagged patio areas, and a convenient storage shed. The garden is not overlooked, offering a private and peaceful space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.



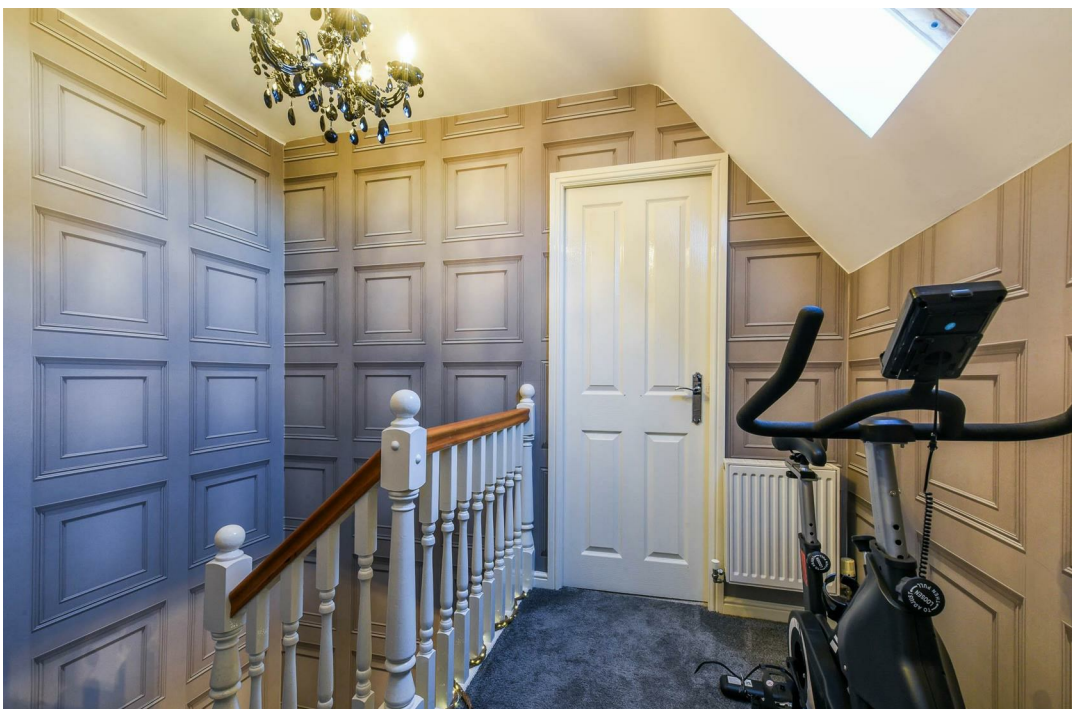
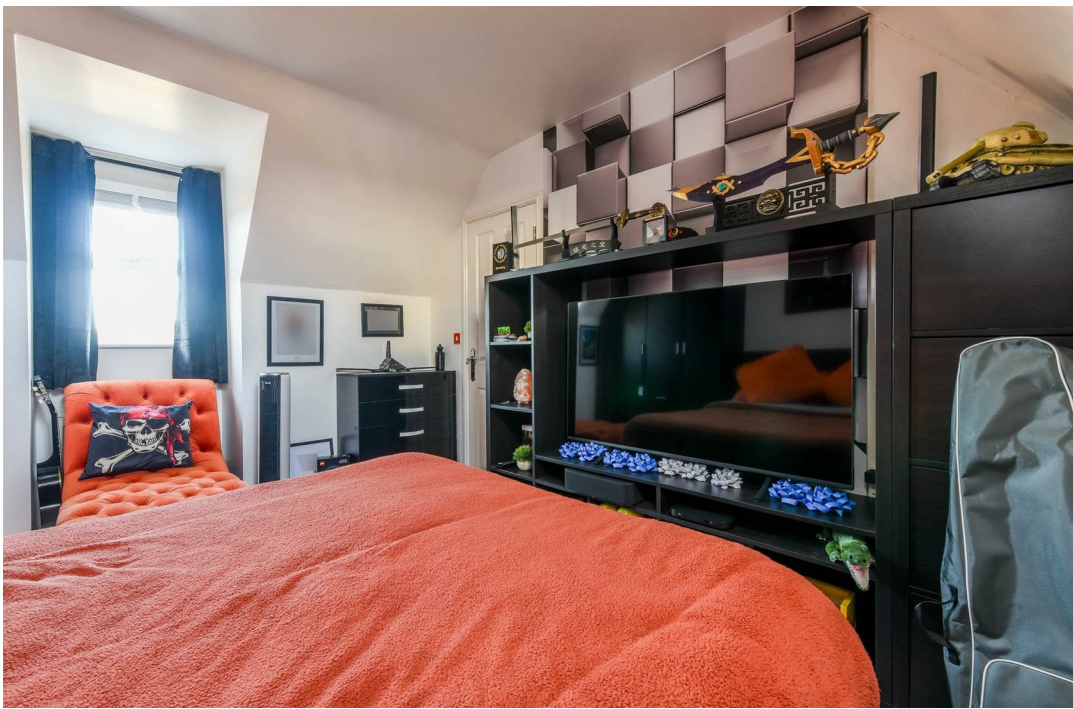












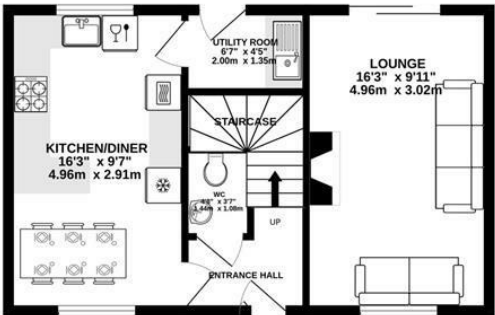




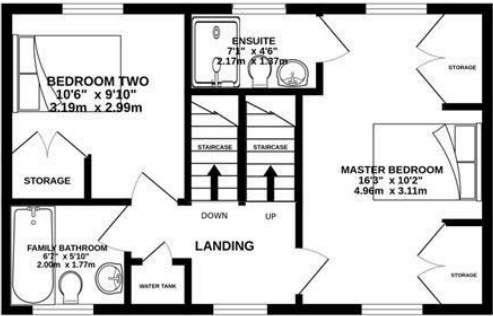


BEN ROSE

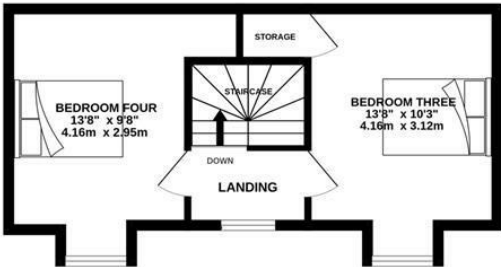
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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		
	73	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

