



## Old Thorns Crescent, Buckshaw Village, Chorley

**Offers Over £304,995**

Ben Rose Estate Agents are thrilled to introduce this charming four bedroom, detached property, nestled on a quite cut de sac in the highly sought-after residential enclave of Buckshaw Village. Conveniently positioned between Chorley and Leyland, this delightful family home offers excellent access to major motorway networks and boasts fantastic railway connections. Beyond its strategic location, the property is surrounded by local amenities, including pubs, shops, supermarkets, and coffee spots, all within the village's welcoming embrace.

Internally upon entering you'll find the porch, granting entry to the generously-sized lounge. Bathed in natural light from the front-facing window, the lounge seamlessly connects to all other rooms, leading you to the modern kitchen diner at the rear.

The kitchen, extending the width of the home, features abundant worktops and integrated appliances like the fridge freezer and hob/oven. The diner is thoughtfully designed with additional workspaces and room for freestanding appliances, complemented by double doors providing access to the spacious garden—an ideal setting for a family dining table.

Moving back through the lounge, you'll find the partially converted garage, currently serving as a versatile playroom/office. Also off the lounge and playroom is the stairs giving access all first-floor rooms. The front section of the garage remains available for storage, ensuring practicality meets functionality in this lovely home.

Upstairs you're welcomed by a spacious landing and four double bedrooms. The master bedroom enjoys the luxury of a three-piece ensuite/shower room and Bedroom two benefits from fitted wardrobes, maximising storage space.

Completing the first-floor ensemble is the three-piece family bathroom, featuring a bath and an overhead shower, catering to the needs of a growing family.

As you venture outside, the property boasts a sizable garden, predominantly lawned and enclosed by tall fencing, offering a private sanctuary for outdoor activities.

The home is situated on a quiet, family-friendly cul-de-sac, providing a secure environment for children to play. The practicality continues with a driveway accommodating two cars, ensuring convenient parking. With its warm, family-oriented ambiance, this residence is the epitome of a comfortable and inviting family home.

















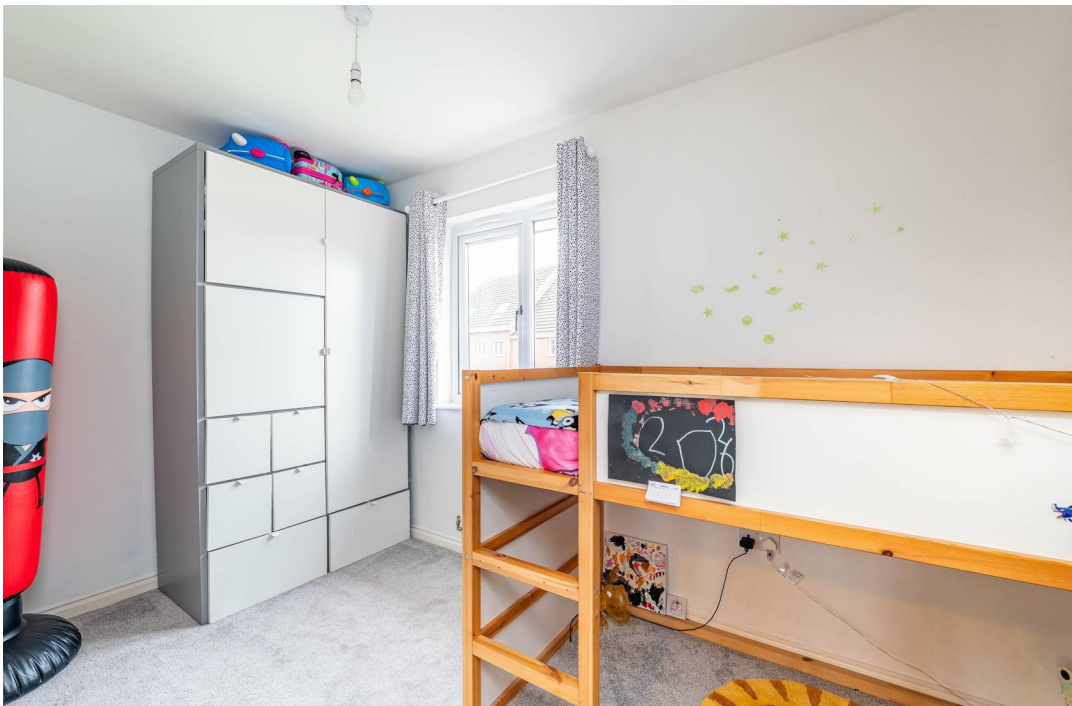




















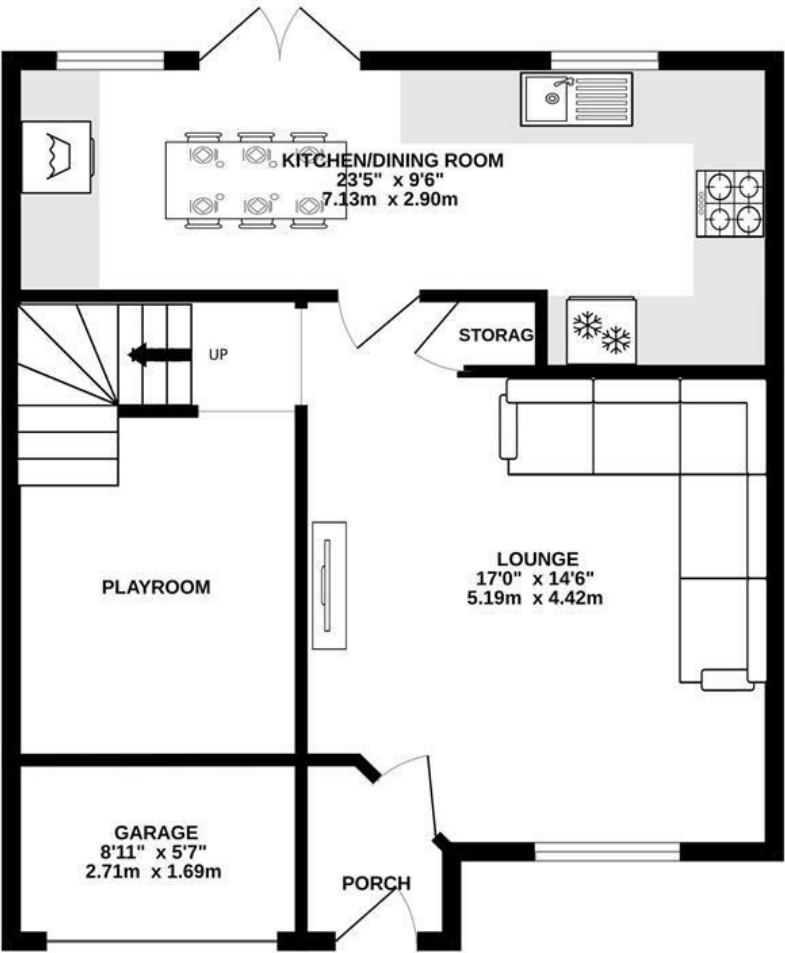




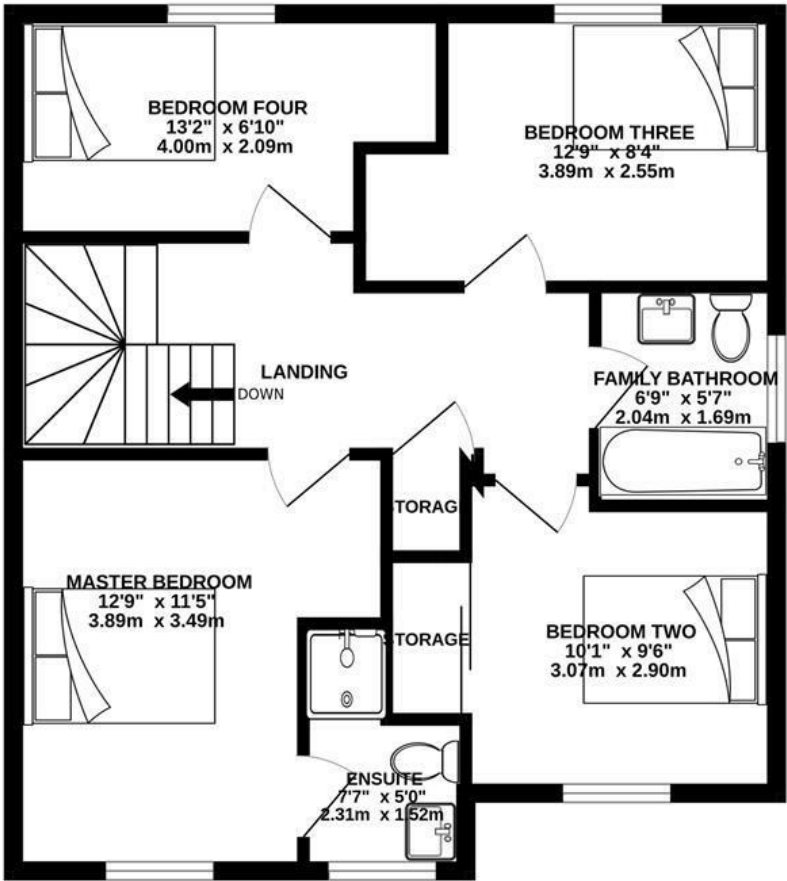


# BEN ROSE

GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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                                 | 79      | 89        |
| (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                                         |         |           |

