



## Elan Place, Buckshaw Village, Chorley

**Offers Over £259,995**

Ben Rose Estate Agents are delighted to present to the market this beautiful three-bedroom semi-detached property, perfectly positioned on a sought-after corner plot in the highly desirable Buckshaw Village. Offering an ideal opportunity for a family, the property combines generous living spaces with a superb location. Situated close to the central hub of Buckshaw Village, it benefits from excellent local schools, supermarkets, and everyday amenities right on the doorstep. Exceptional transport links are available via the nearby Buckshaw Parkway train station and easy access to the M6 and M61 motorways, making it a convenient choice for commuters. Early viewing is strongly recommended to avoid disappointment.

Upon entering, you are welcomed into a spacious entrance hall that provides access to most of the ground floor rooms. Directly ahead, the staircase leads to the first floor, while a conveniently placed WC is also positioned here. To the left, the generous lounge stretches the full length of the property and enjoys an abundance of natural light thanks to its dual-aspect windows. This inviting space comfortably accommodates a large sofa suite along with additional furnishings, creating the perfect setting for family relaxation. To the right of the hall, the charming dining room features bay-style patio doors opening onto the rear garden, flooding the space with sunlight and offering a lovely outlook. This area comfortably fits a large family dining table and flows seamlessly into the modern kitchen, which has been tastefully refurbished with new flooring and updated cupboards. Well-proportioned and practical, the kitchen comes complete with an integrated hob, oven, and dishwasher, and also provides access to a generous under-stair storage cupboard.

Upstairs, there are three well-sized bedrooms, including two spacious doubles, each benefitting from dual-aspect windows that enhance the light and airy feel. The master bedroom and second bedroom both feature fitted wardrobes or storage cupboards, with the master also enjoying the luxury of its own contemporary three-piece en-suite shower room. A modern three-piece family bathroom serves the remaining rooms and includes a bath with overhead shower.

Externally, the property boasts a substantial plot with gardens to the front and sides. The 'rear' garden is beautifully landscaped, offering a combination of lawn and patio areas, all enclosed by tall fencing for excellent privacy. There is gated pedestrian access to the front of the home. The front and side gardens feature an extensive lawn bordered by mature shrubs and trees, also enclosed and gated for security. Two allocated off-road parking spaces are conveniently situated in a residents' car park behind the property. Additional features include a fully boarded loft with a pull-down ladder and electricity, providing valuable extra storage space.



































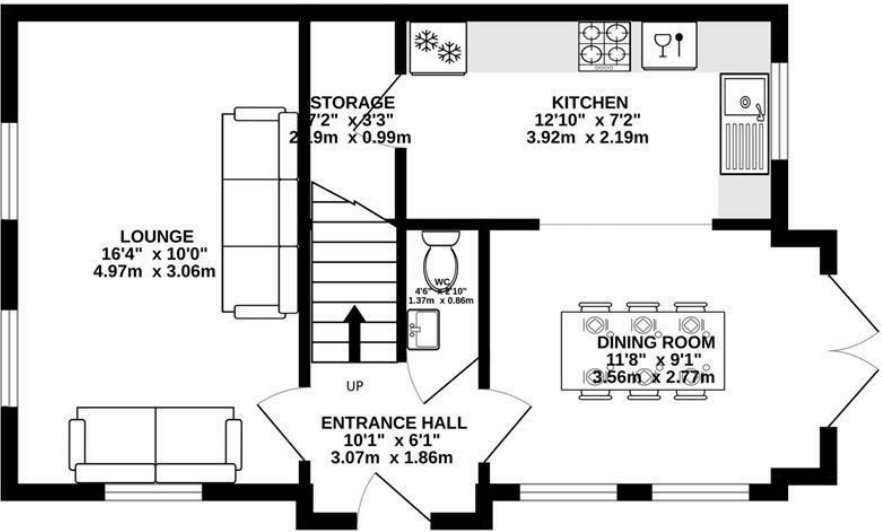




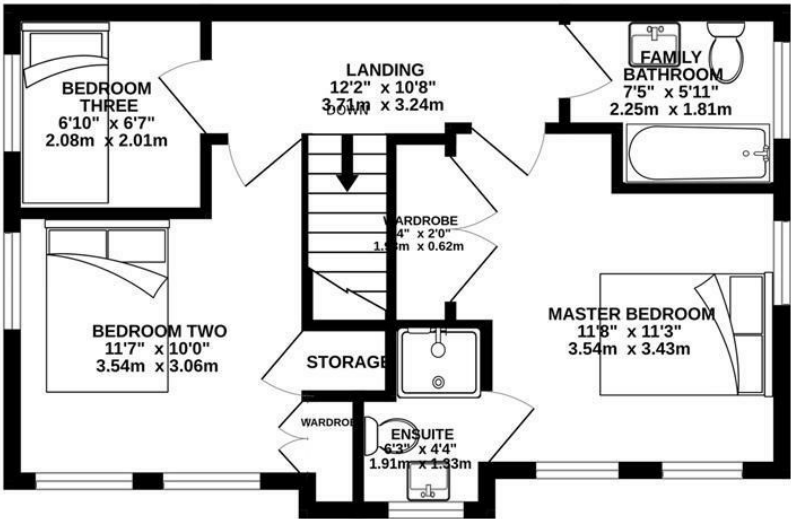




GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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.

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		
	79	83
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	

