



## Old Thorns Crescent, Buckshaw Village, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two bedroom semi-detached home, located in the highly sought-after Buckshaw Village, Chorley. This modern property offers a fantastic opportunity for families and couples alike, boasting well-proportioned rooms and contemporary finishes throughout. The home is move-in ready and has been well maintained, offering a perfect blend of comfort and practicality. Ideally situated, Buckshaw Village is a vibrant and popular community offering a wealth of local amenities including supermarkets, cafés, restaurants, and highly regarded schools. Excellent transport links are close by, with Buckshaw Parkway train station providing direct connections to Manchester, Preston and beyond, while the M6 and M61 motorways are only a short drive away. The nearby towns of Chorley and Leyland also offer an extended range of leisure and shopping facilities, ensuring everything you need is within easy reach.

Stepping inside, you are welcomed by a bright entrance hall that leads into the stylish and modern kitchen, fitted with a range of integrated appliances and featuring a convenient boiling water tap – perfect for busy mornings. The kitchen is designed with both functionality and style in mind, offering ample workspace and storage. Continuing through the home, the spacious lounge sits at the rear, overlooking the garden through large patio doors that allow plenty of natural light to flood the room. This inviting space provides the ideal setting for relaxing with family or entertaining guests. Completing the ground floor is a handy WC and stairs that lead up to the first floor.

To the first floor, the property continues to impress. The hallway leads to two generously sized double bedrooms, both benefitting from built-in wardrobes that provide excellent storage while maintaining a clean and organised feel. A third room, currently used as a study, features a built-in desk and overhead storage, making it a perfect home office or a versatile third bedroom if required. The family bathroom is also located on this floor, fitted with a modern three-piece suite and finished to a high standard. For additional convenience, the loft is fully boarded and accessible via a fitted ladder, offering valuable extra storage space.

Externally, this lovely home offers attractive and practical outdoor spaces. To the front, a double driveway provides ample parking for two vehicles, complemented by a paved area ideal for potted plants. The rear garden is fully enclosed, offering both privacy and charm. It features a paved patio area for outdoor seating, a gravelled section with raised flower beds for those who enjoy gardening, and an additional decking area at the end of the garden – perfect for summer entertaining or enjoying a quiet moment in the sun.

Overall, this superbly maintained and move-in ready home represents an excellent opportunity to purchase a modern property in a desirable location. With its contemporary finishes, spacious layout, and proximity to excellent amenities and travel links, this home is perfectly suited to families and couples looking to enjoy all that Buckshaw Village has to offer.







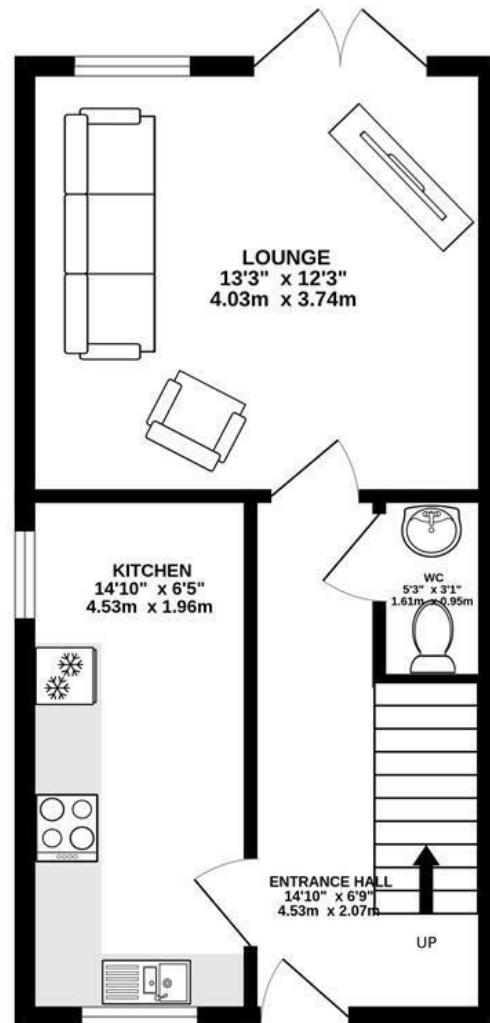




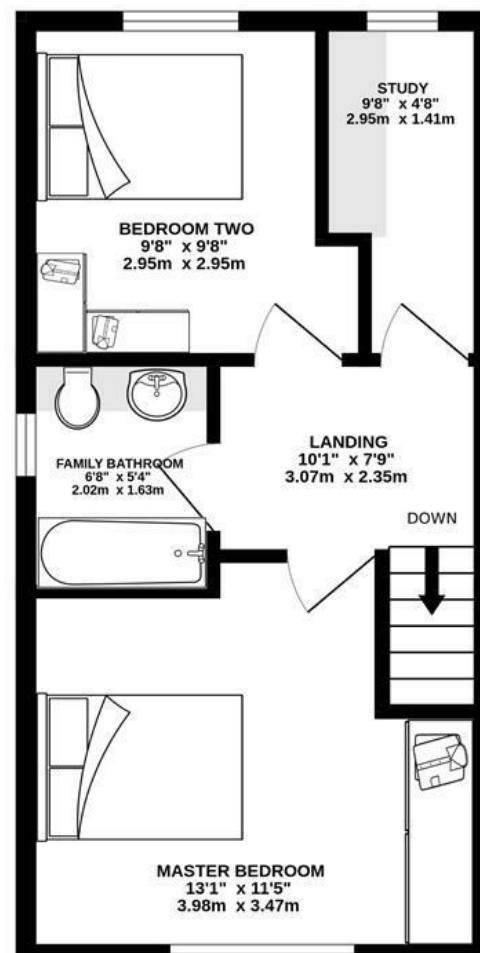


# BEN ROSE

GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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 general guidance 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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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	

