



Bracken Ghyll Close, Buckshaw Village, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom end-terrace townhouse, situated in the sought-after area of Buckshaw Village. Set over three floors, the home offers generous living space ideally suited to families. The property enjoys a convenient position close to a variety of local amenities, including shops, supermarkets, restaurants, pubs, and well-regarded schools. It also benefits from superb transport links, including a nearby rail service with direct routes to Preston and Manchester, excellent bus connections, and easy access to the M6 motorway and M61 motorway.

Stepping into the property, you will find yourself in the welcoming entrance hallway, which features convenient cloakroom storage and a WC, and houses the staircase to the upper level. Directly ahead, you will enter the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage along with integrated appliances including a fridge, freezer, double oven, hob, and dishwasher. The dining area provides ample space for a large family dining table and benefits from double patio doors opening onto the rear garden. Also located on this level is the office, a versatile room perfect for home working or adaptable for a variety of family needs.

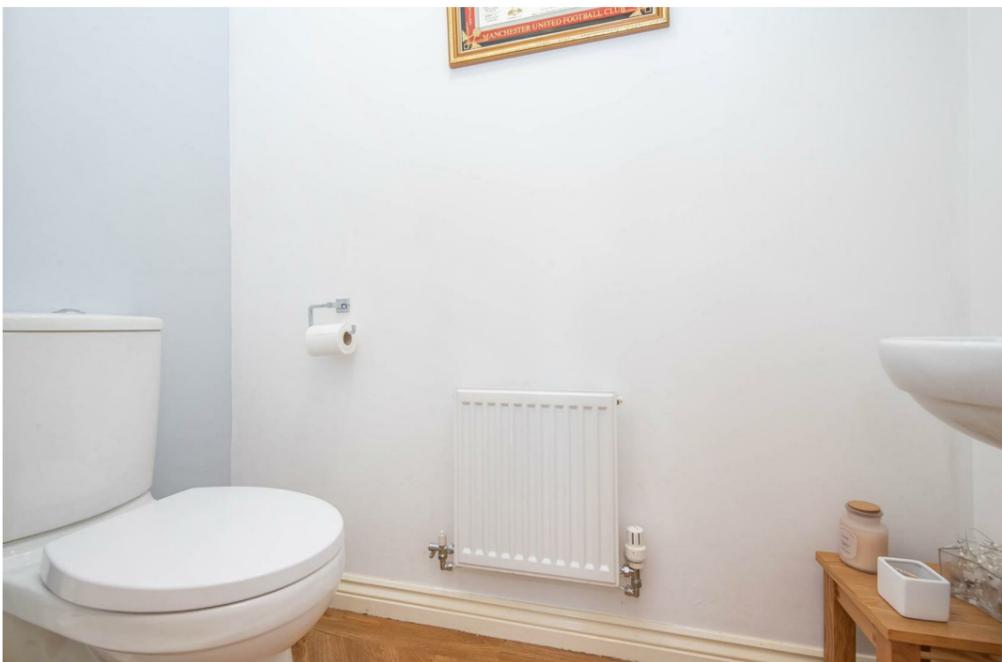
Moving to the first floor, you will find the spacious lounge along with the master bedroom, which benefits from a modern ensuite shower room.

Continuing to the second floor, you will find two further double bedrooms, both benefiting from integrated storage and served by a three-piece family bathroom.

Externally, the home benefits from a private driveway providing off-road parking for multiple vehicles and a convenient EV charging point. The driveway leads to a detached garage, which is accessed via an up-and-over door.

To the rear is a generously sized garden featuring a laid lawn and flagged patio, providing the perfect space for relaxing or entertaining. Early viewing is highly recommended to avoid potential disappointment.













GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.

2ND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

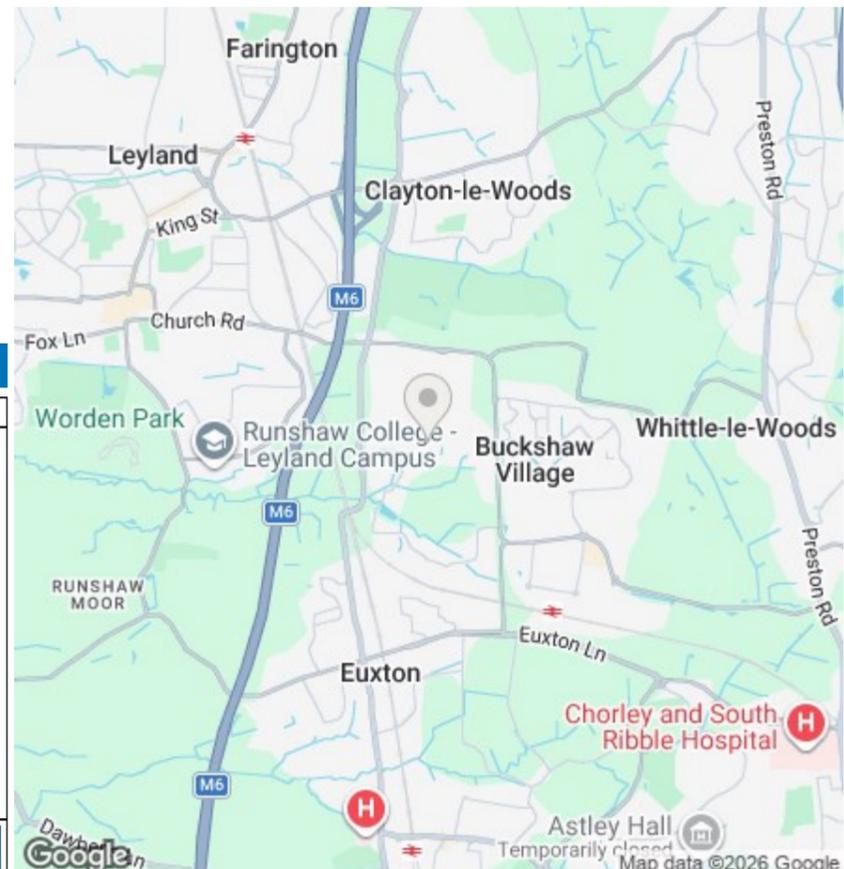


TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

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 (CO₂) 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	