



Brookwood Way, Buckshaw Village, Chorley

Offers Over £314,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, four-bedroom detached home, situated in a highly sought-after residential area of Buckshaw Village. Ideal for families, this spacious and modern property offers stylish living throughout and is located just a short drive from both Chorley and Leyland. The area boasts excellent local schools, shops, and amenities, making it perfect for growing families. Buckshaw Parkway train station is conveniently close by, along with easy access to the M6 and M61 motorways, providing fantastic travel links for commuters.

As you enter the home, you're welcomed into a bright and versatile entrance hall that also functions as a cloakroom space. From here, you'll find the spacious lounge, complete with built-in storage and ample room for a large corner sofa—ideal for family relaxation. The lounge flows seamlessly through to the fitted kitchen/diner, which features integrated appliances including a dishwasher, oven, microwave and fridge/freezer. The dining area comfortably accommodates a family table and benefits from patio doors that lead out to the rear garden. Also located on the ground floor is a convenient WC and separate utility space, perfectly placed next to the stairs.

To the first floor are four generously sized and versatile double bedrooms, offering ample space for the whole family. The master bedroom boasts a private three-piece ensuite, while the remaining bedrooms are served by the stylish family bathroom, also finished with a modern three-piece suite.

For added peace of mind, the loft is fully boarded and insulated with lighting, which also houses the new boiler (installed the end of 2024 - with a 10 year warranty).

Externally, the property features a tarmac driveway at the front with parking for two cars, leading to a single integrated garage for additional storage or secure parking. To the rear, you'll find a private, East-facing garden that enjoys plenty of natural light throughout the day. The garden is beautifully maintained with a paved patio area, a good-sized lawn, and tall wooden fencing providing excellent privacy—perfect for entertaining or relaxing outdoors.















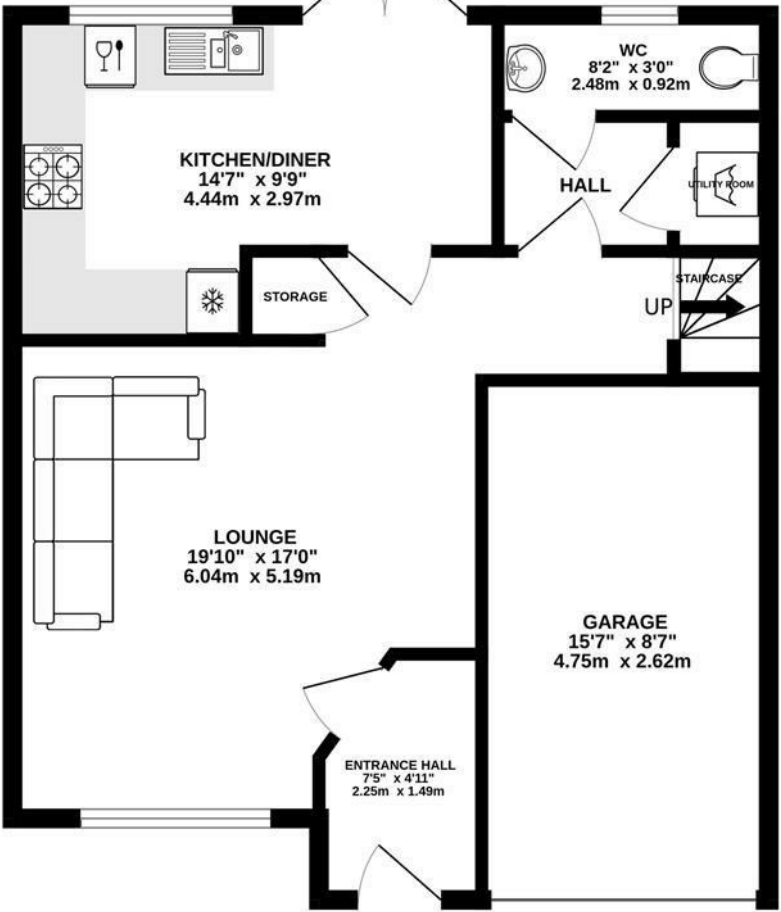




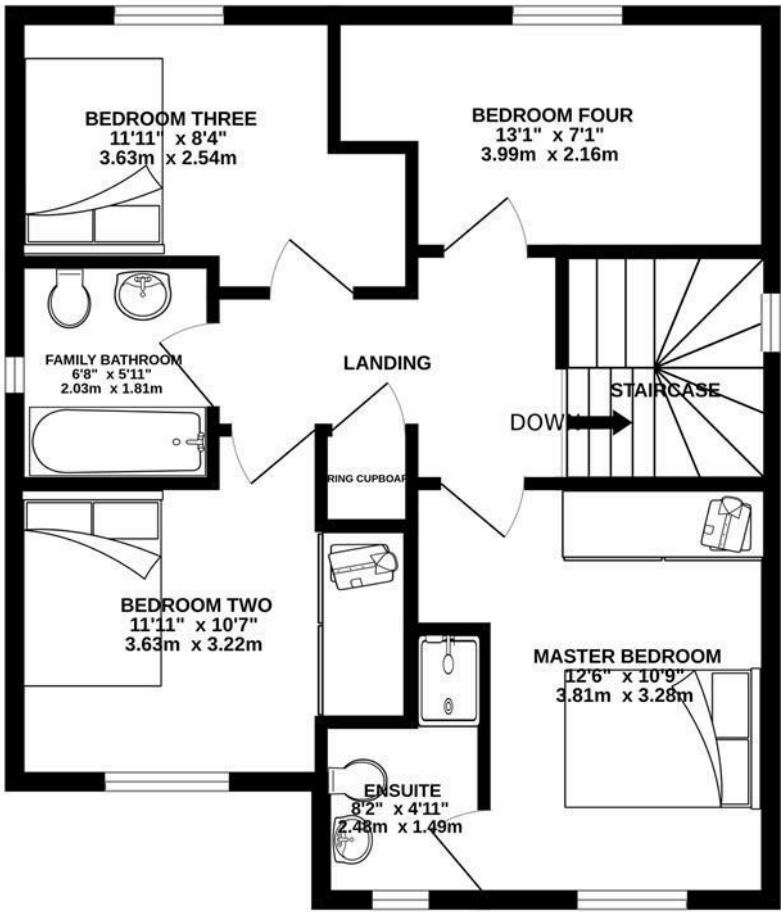


BEN ROSE

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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 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		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		
	79	
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	

