BEN ROSE



Robinson Close, Buckshaw Village, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom end-terrace townhouse, set across three spacious floors in the highly sought-after Buckshaw Village development. Stylishly decorated throughout and offering flexible accommodation ideal for families and couples, this modern home combines contemporary living with excellent practicality. Buckshaw Village continues to be one of Lancashire's most desirable residential locations, benefitting from a wide range of local amenities including shops, supermarkets, pubs, restaurants, leisure facilities and well-regarded schools. The property is conveniently positioned close to both Chorley and Leyland town centres, whilst Buckshaw Parkway railway station provides excellent direct links to Preston, Manchester and beyond. Commuters will also appreciate the easy access to the M6, M61 and M65 motorway networks.

Stepping through the entrance hall, you are greeted by a bright and welcoming interior, with access to a convenient ground floor WC. To the rear of the home is the impressive full-width kitchen/dining room, fitted with a modern range of stylish units and an excellent selection of integrated appliances, including a fridge/freezer, dishwasher, washing machine, double oven, microwave and five-ring induction hob. The generous dining space is perfect for both everyday family life and entertaining guests, whilst French doors provide direct access to the rear garden and allow natural light to flood the room.

The first floor is home to a bright and spacious full-width lounge, enhanced by a contemporary media wall with built-in shelving, a striking glass-fronted gas fire and a Juliet balcony. Also on this level is a modern three-piece family bathroom and a well-proportioned double bedroom. The second floor offers an excellent principal bedroom complete with fitted double wardrobes and a private en-suite shower room, alongside a further double bedroom and a comfortable single bedroom, ideal as a nursery, home office or guest room.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, together with an integral garage, electric vehicle charging point and energy-efficient solar panels. To the rear is a private enclosed garden featuring a paved patio seating area, mature lawn, established planting and high wooden fencing for added privacy. Combining spacious accommodation, modern finishes and a superb location, this is a fantastic home ready for its next owners to move straight into and enjoy.


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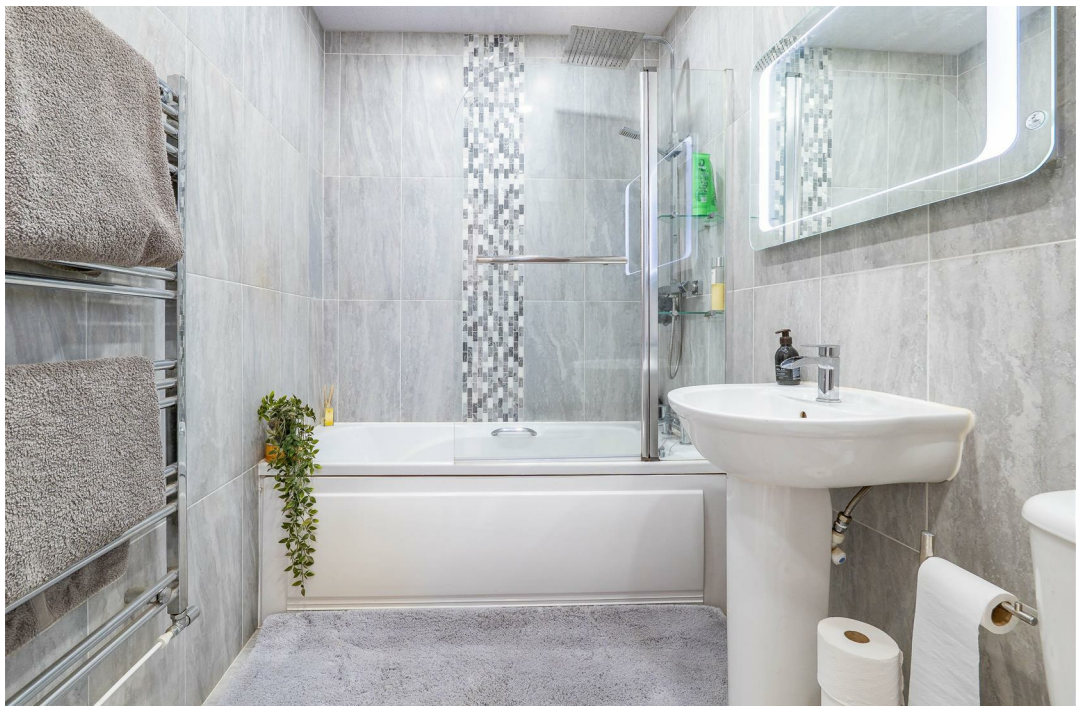




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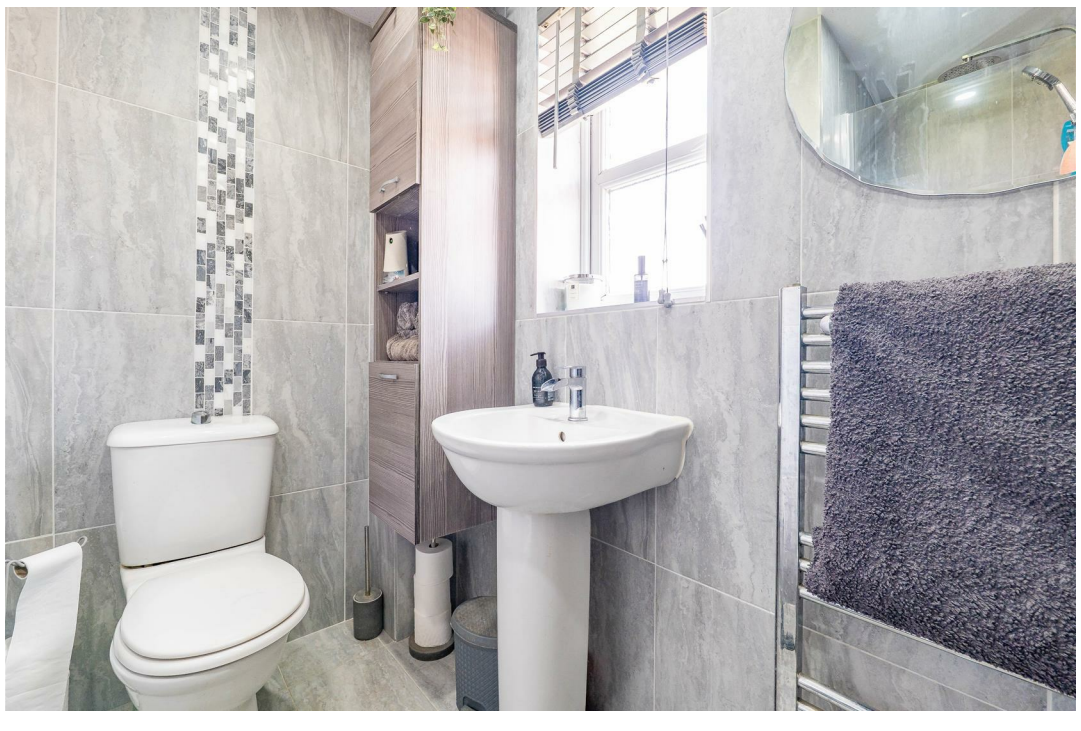


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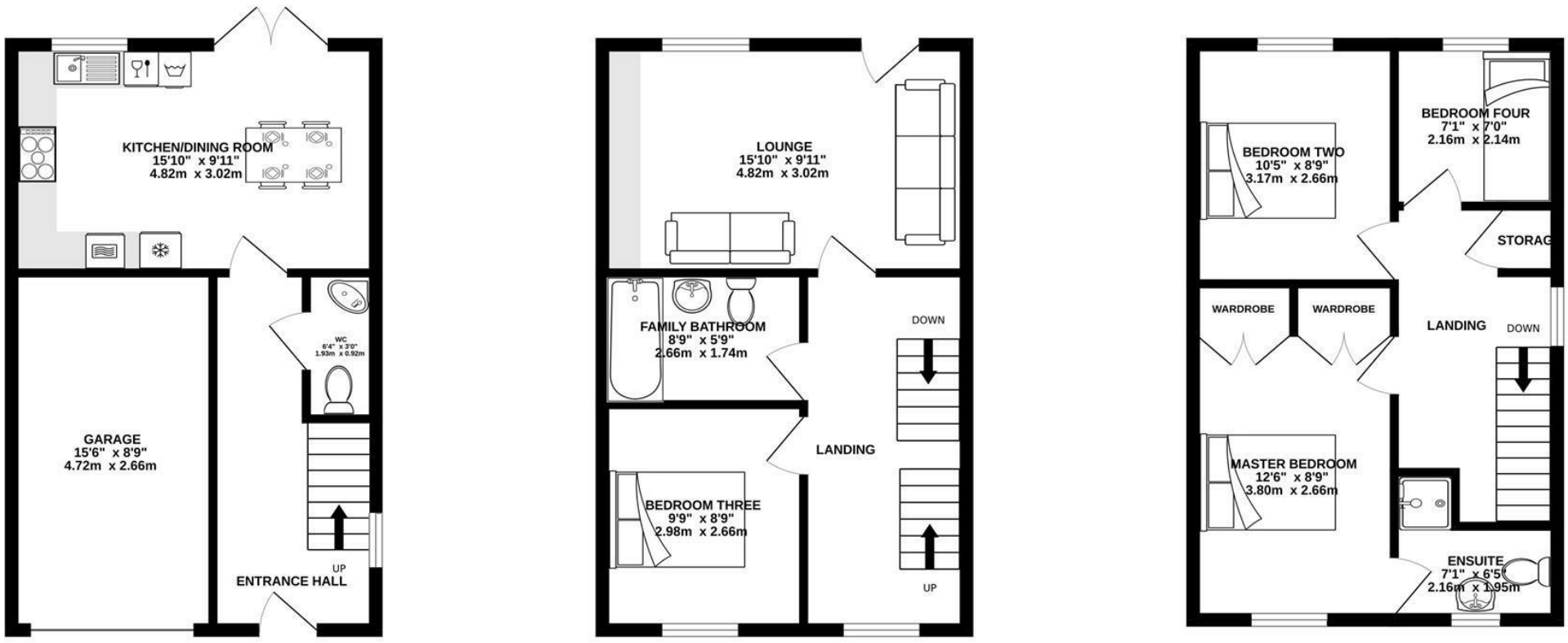


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GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.

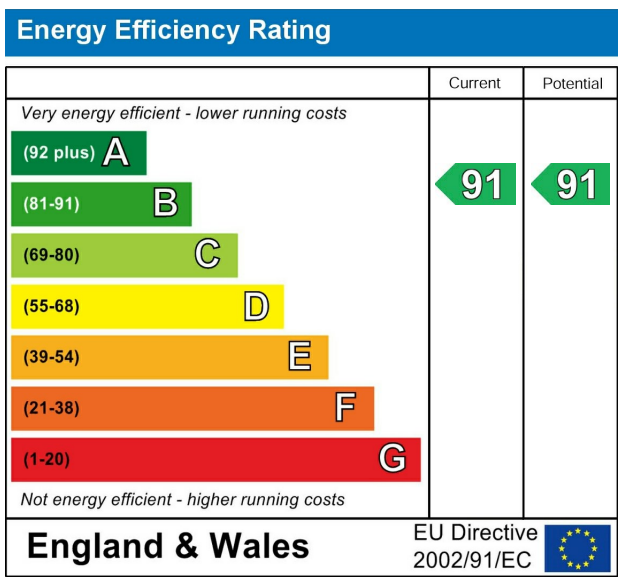
2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

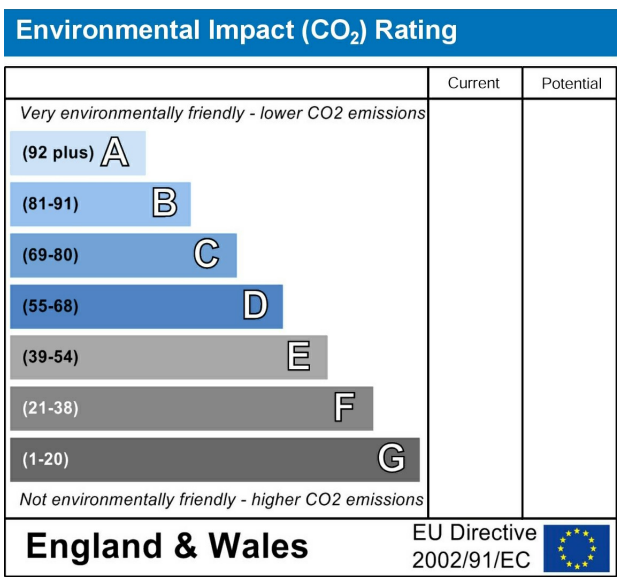


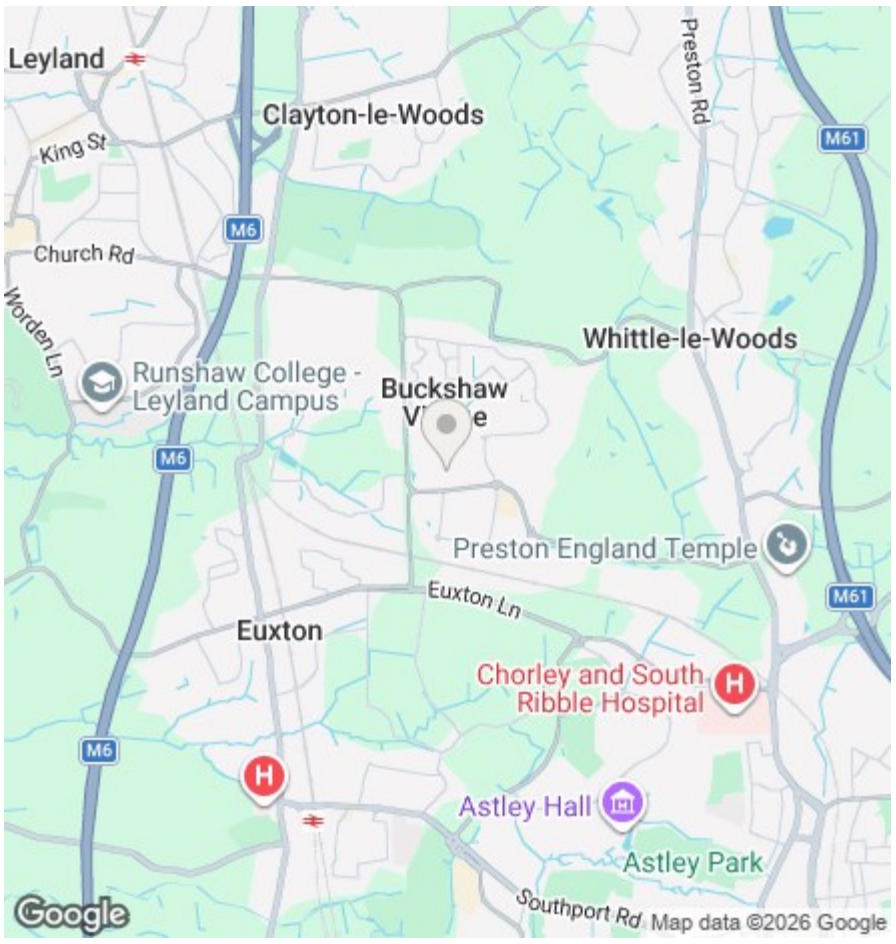
TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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.







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