



## Old Thorns Crescent, Buckshaw Village, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, tucked away on a quiet cul-de-sac within the ever-popular Buckshaw Village. Finished to a modern standard throughout, the property offers spacious and versatile accommodation ideal for growing families, with a thoughtful layout and a converted garage providing additional living space. Buckshaw Village is renowned for its strong community feel and excellent local amenities, including shops, supermarkets, cafés, schools, and Buckshaw Village Primary School, all within easy reach. The area is exceptionally well connected, with Buckshaw Parkway train station offering direct links to Manchester and Preston, regular bus services nearby, and swift access to the M6 and M61 motorways. Chorley and Leyland town centres are just a short drive away, while the surrounding countryside and local parks provide excellent leisure opportunities.

Upon entering the home, a welcoming main reception hall provides access to the majority of the ground floor rooms as well as the staircase to the first floor. To the front of the property is a spacious yet cosy lounge, filled with natural light from a large front-facing window, creating an inviting space to relax. Across the hall sits a versatile playroom, which was formed from part of the original garage conversion and could equally suit a home office, snug, or hobby room. To the rear is the stunning open-plan kitchen and dining area, the heart of the home, featuring a modern range of integrated appliances including a dishwasher, fridge/freezer, and oven. There is ample space for a comfortable sitting area which flows seamlessly into the dining space, with French doors opening directly onto the rear garden. A convenient utility room is located just off the kitchen, while a ground floor WC completes this level.

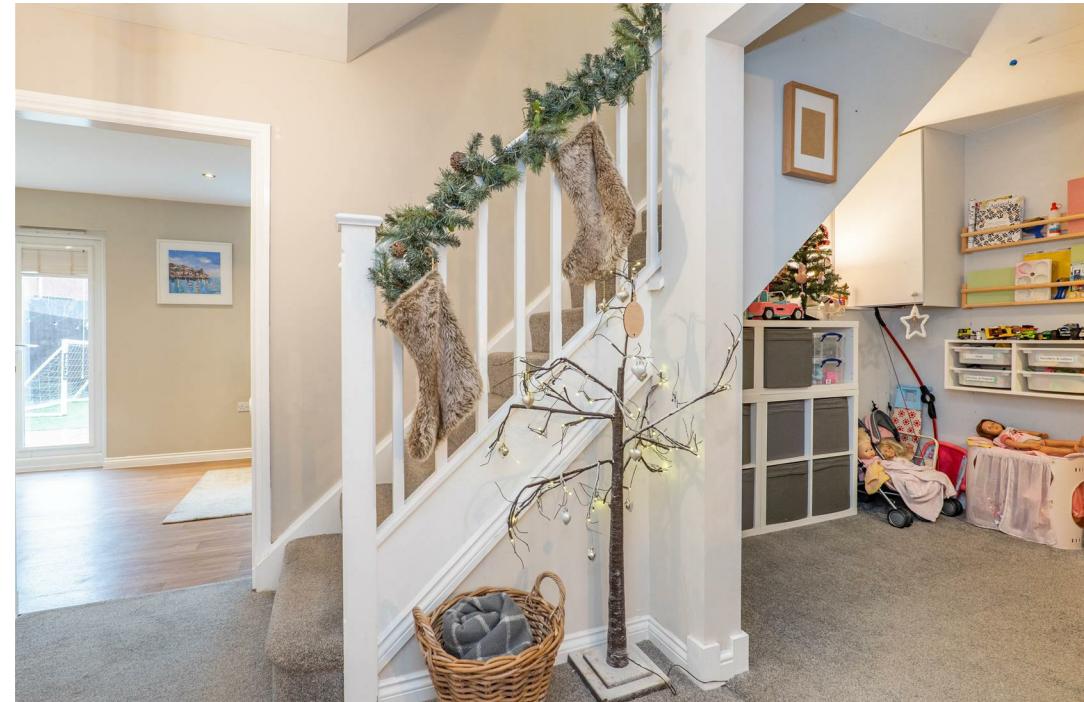
Rising to the first floor, the property offers four well-proportioned bedrooms, all designed with family living in mind. The generous master bedroom benefits from fitted wardrobes and a private en-suite shower room, providing a peaceful retreat. Bedroom two also features fitted wardrobes and its own en-suite, making it ideal for older children or visiting guests. The remaining bedrooms are served by a modern three-piece family bathroom, finished in a clean and contemporary style.

Externally, the home occupies a pleasant position within a quiet cul-de-sac. To the front is a driveway providing off-road parking for up to three vehicles, leading to a useful storage area that forms the remaining part of the original garage and offers potential to be converted back if desired. To the rear, the property enjoys a sizeable, enclosed garden, primarily laid with artificial lawn for low-maintenance living. A decked patio area sits directly off the house, providing the perfect space for outdoor dining and entertaining.

Combining modern living, flexible space, and a sought-after village location, this is a superb family home that is ready to move straight into.



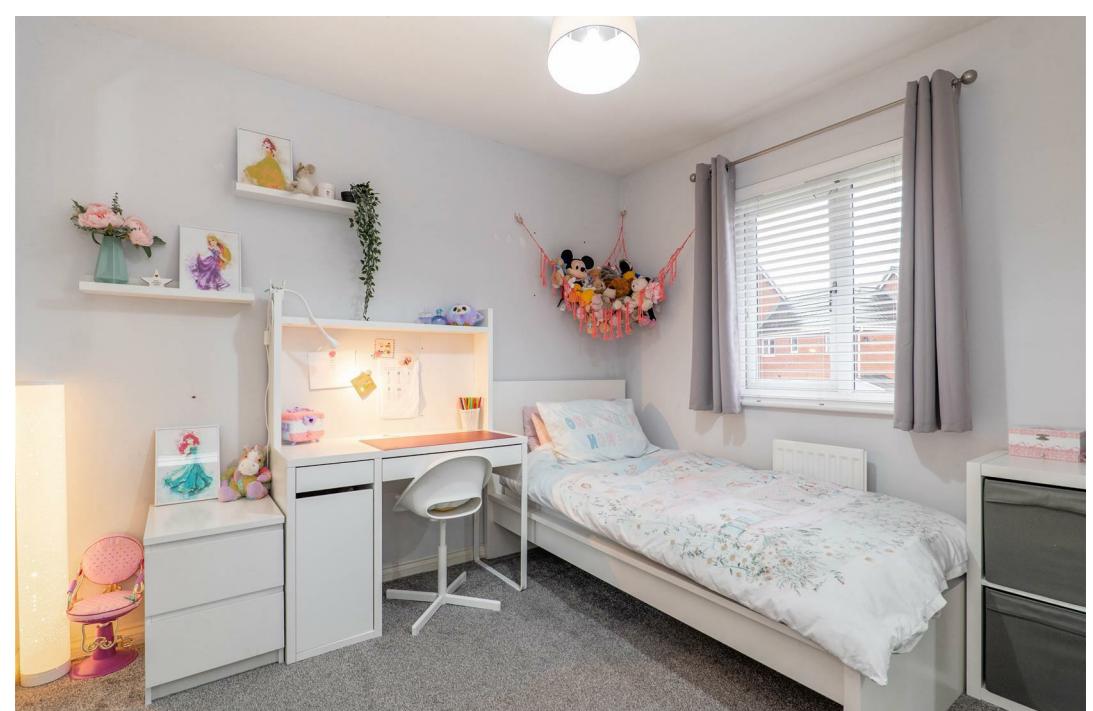
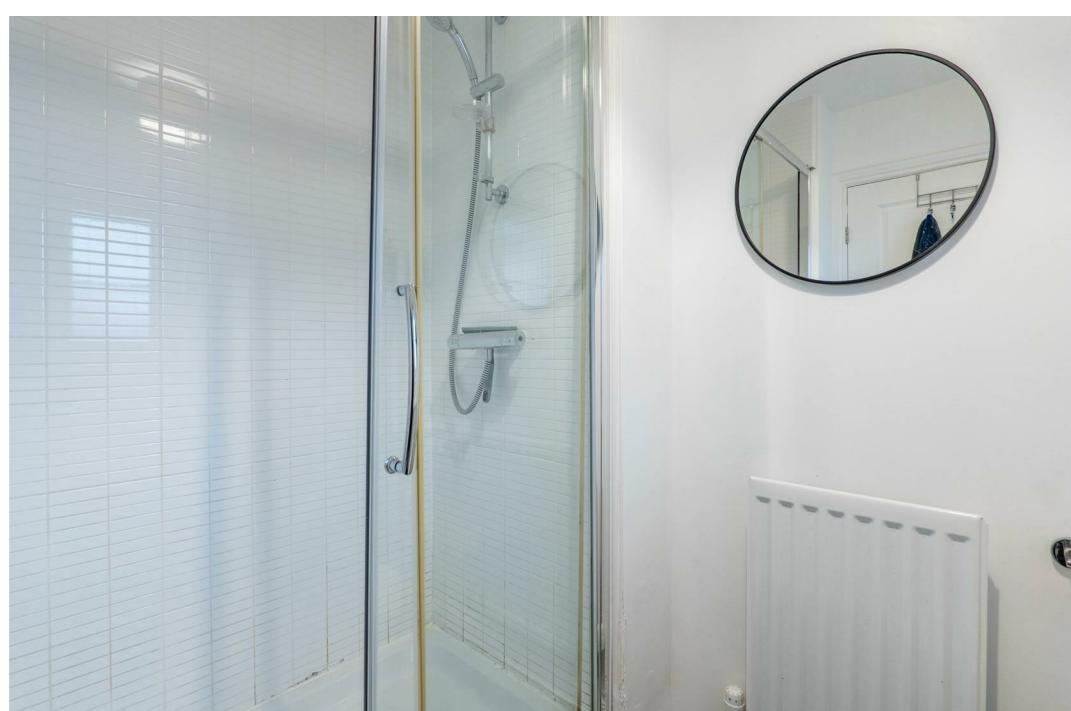












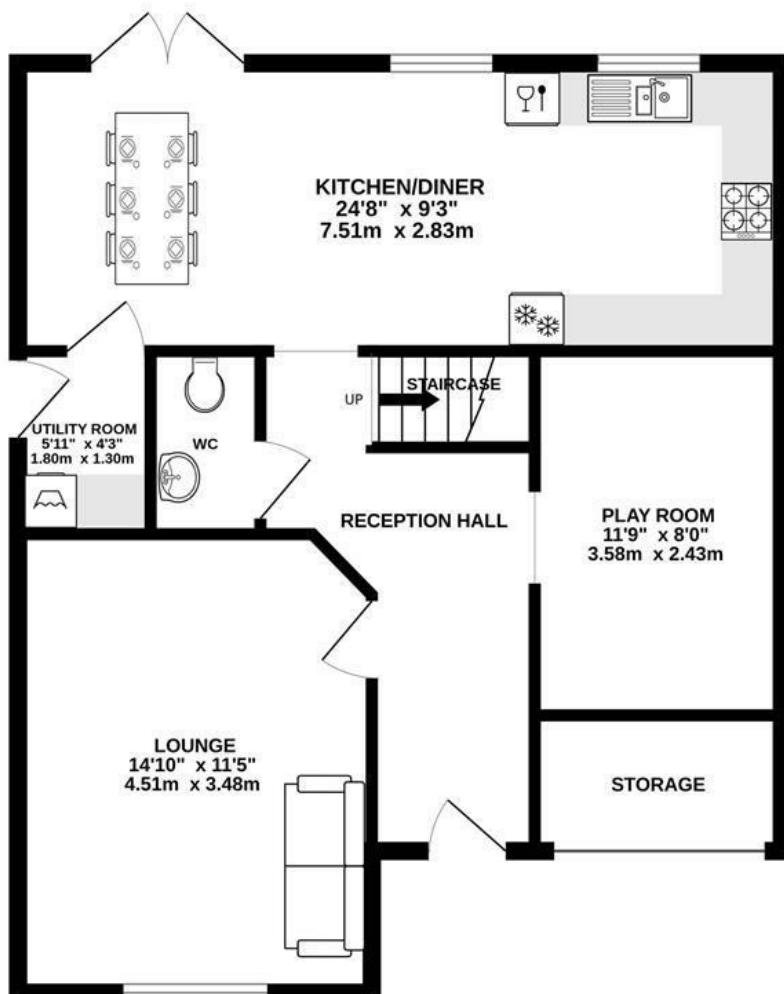




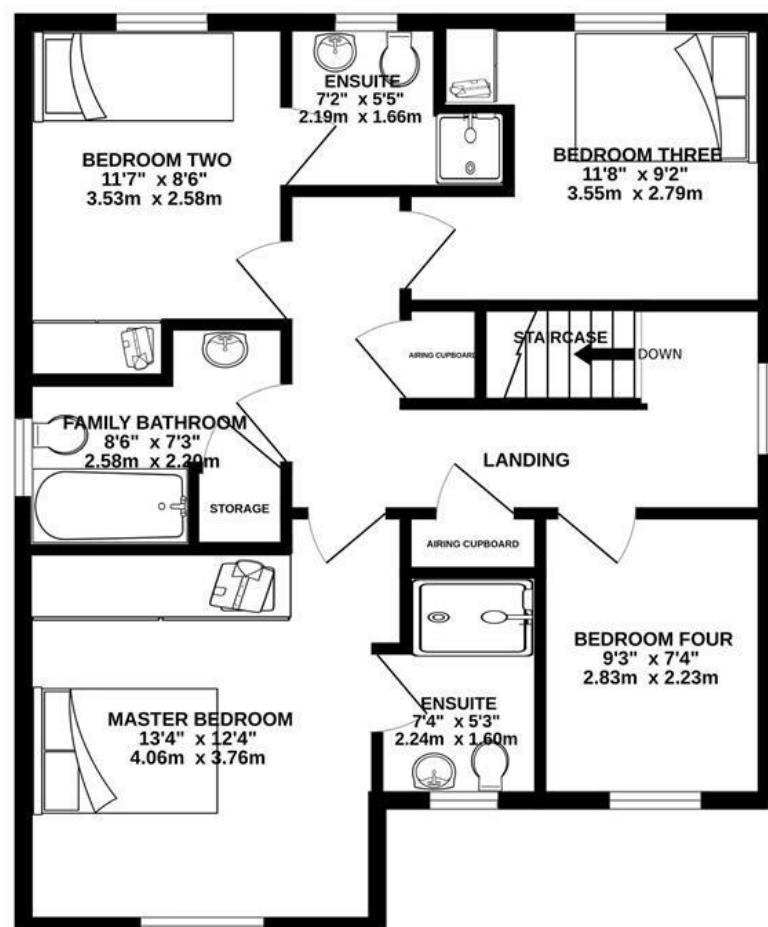


# BEN ROSE

GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.4 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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