



## Main Street, Buckshaw Village, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this beautifully decorated three storey semi-detached townhouse, situated within the highly sought-after Buckshaw Village. Offering spacious and versatile accommodation throughout, this home is perfectly suited to families and couples alike. The area boasts a wide range of amenities including local shops, supermarkets, pubs and reputable schools, while being conveniently positioned between Chorley and Leyland. Excellent transport links are available via Buckshaw Parkway with direct routes to Preston and Manchester, as well as easy access to the M6, M61 and M65 motorways.

Upon entering the home, you are welcomed into a bright entrance hall that leads to a generous double bedroom featuring French doors opening out to the rear garden, complemented by a private ensuite shower room—ideal for guests or flexible living. Also on this level is a practical utility room, two useful storage cupboards, and internal access to the integral garage, providing both convenience and additional storage.

Moving up to the first floor, you will find a bright and spacious lounge extending the full width of the property, with two large windows allowing natural light to flood the room. The modern kitchen/dining room mirrors this generous layout and features a stylish fitted kitchen with integrated appliances, ample worktop space, and a large corner cupboard. A further storage room and an attractive solid oak staircase with LED foot lighting enhance the contemporary feel.

On the second floor, the impressive master bedroom benefits from a walk-in wardrobe, air conditioning unit, and a private ensuite shower room. Two further well-proportioned double bedrooms and a modern three piece family bathroom complete this level.

Externally, the property offers off-road parking for two vehicles alongside an integral garage. To the rear is a private, enclosed garden featuring a paved patio and raised wooden decking area, ideal for outdoor entertaining, all bordered by high fencing. This is a stylish, move-in ready home in a prime location, offering both comfort and practicality.



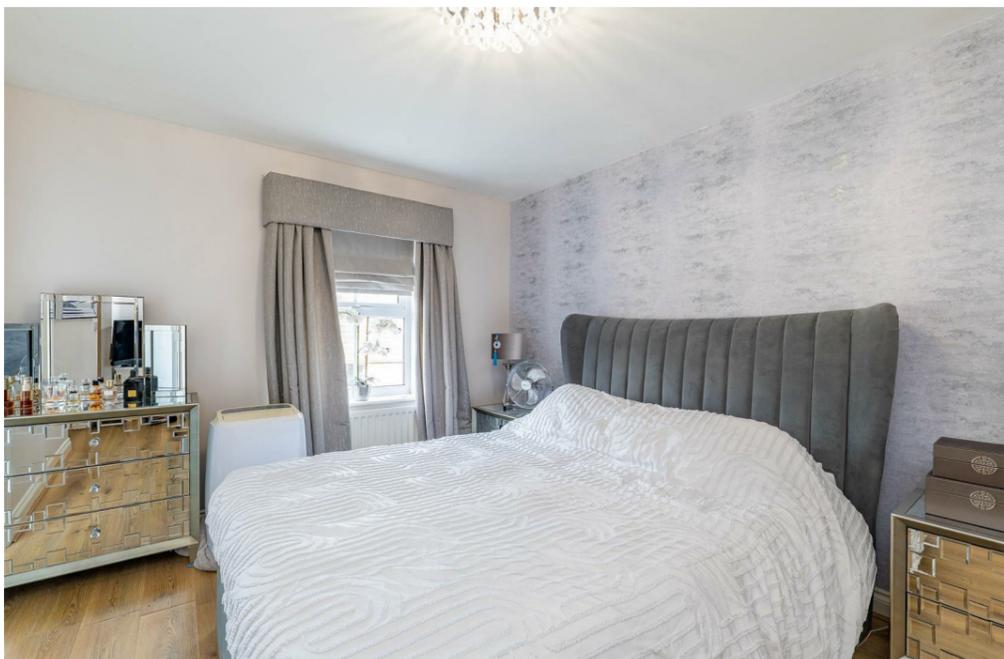
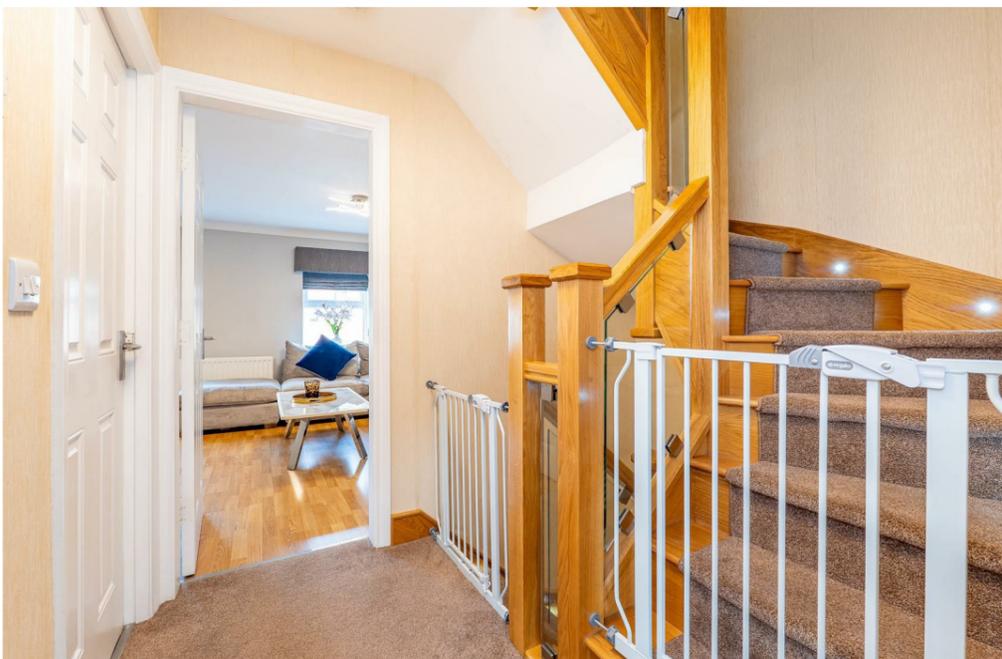










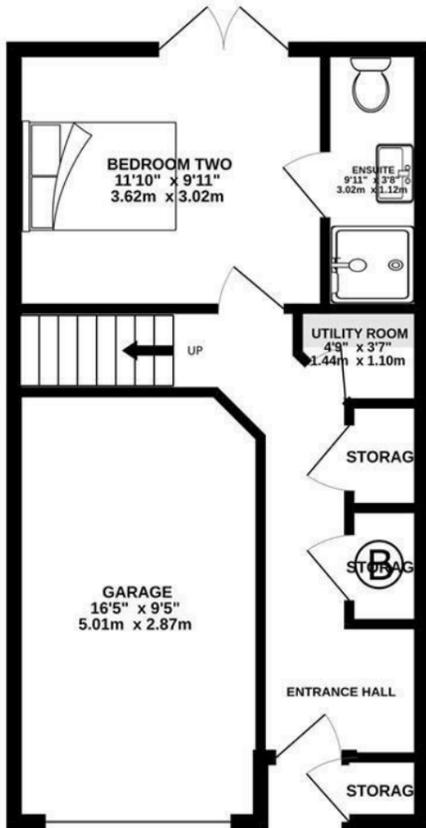




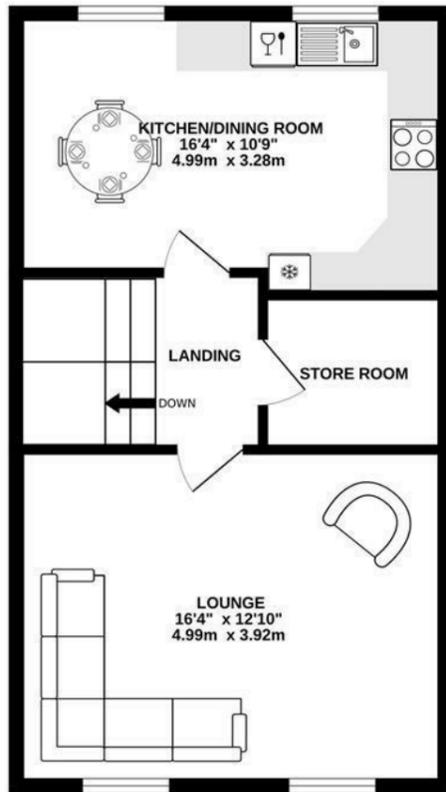




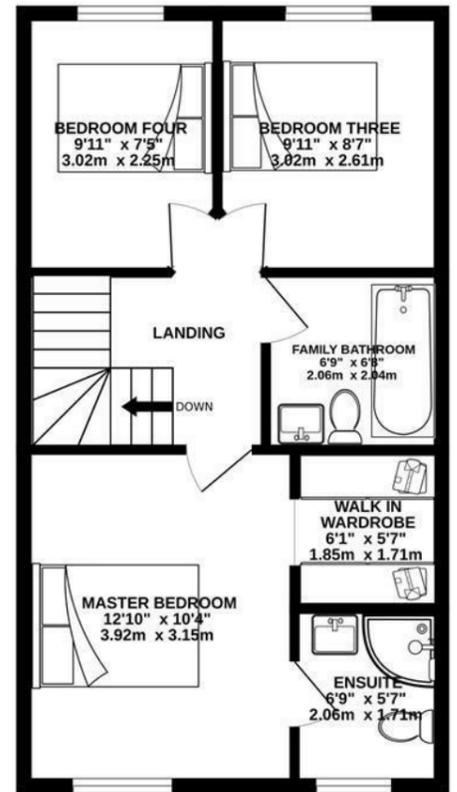
GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

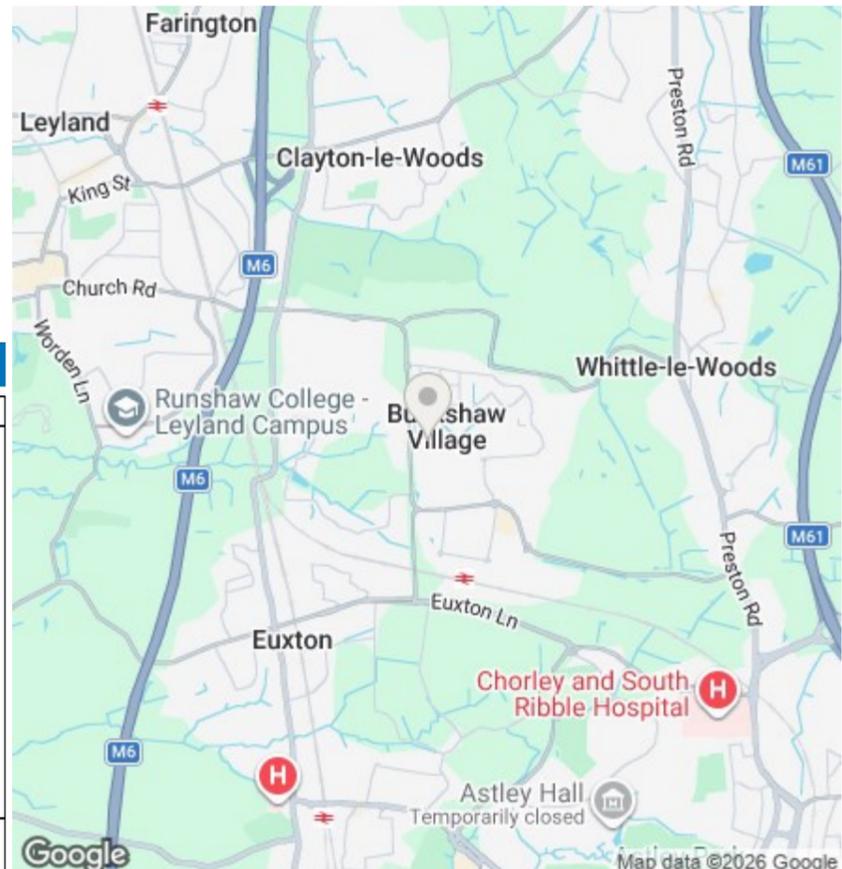


TOTAL FLOOR AREA: 1405 sq.ft. (130.5 sq.m.) approx.

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

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

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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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