



## Old Thorns Crescent, Buckshaw Village, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom, semi-detached home, located in a quiet cul-de-sac within the ever-popular Buckshaw Village, Lancashire. This lovely property offers an ideal opportunity for couples or growing families looking to settle in a vibrant and well-connected community. Buckshaw Village benefits from an array of local amenities including shops, schools, restaurants, and a health centre—all within easy reach. Excellent travel links are a major asset here, with Buckshaw Parkway train station just a short walk away, offering direct services to Manchester, Preston, and beyond. The area also provides superb access to the M6, M61, and M65 motorways, making commuting effortless. Nearby towns such as Chorley and Leyland offer further retail and leisure facilities, while Cuerden Valley Park and Worden Park are close by for those who enjoy the outdoors.

As you step inside the home, you are greeted by a modern and spacious kitchen situated at the front of the property. This well-equipped space features integrated appliances throughout, along with a compact dining area—ideal for casual meals or morning coffees. Flowing through from the kitchen is a convenient downstairs WC, before reaching the generous lounge at the heart of the home. The lounge is bright and welcoming, perfect for relaxing or entertaining, and leads directly into the conservatory at the rear. Fitted with an eco roof, the conservatory provides a comfortable, year-round space that opens out to the garden—ideal as an additional sitting room or playroom.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, all thoughtfully designed for family living. The master bedroom boasts ample space and is complemented by sleek fitted wardrobes for added storage. The second bedroom also includes built-in wardrobes, making it ideal for children or guests. A third single bedroom offers versatility—perfect as a nursery, study, or small bedroom. Completing the first floor is the contemporary family bathroom, featuring a three-piece suite in a clean, modern finish.

Externally, the property continues to impress with a private driveway at the front, offering off-road parking for up to two vehicles. To the rear, you'll find a landscaped garden designed for both relaxation and entertaining. A spacious patio provides the perfect setting for outdoor dining, while the lawned area offers room for children to play or for garden enthusiasts to enjoy.

In summary, this is a fantastic opportunity to own a well-maintained and stylish home in a sought-after location, offering excellent living space both inside and out. With its superb transport links, modern features, and family-friendly setting, this property is not to be missed. Early viewing is highly recommended.









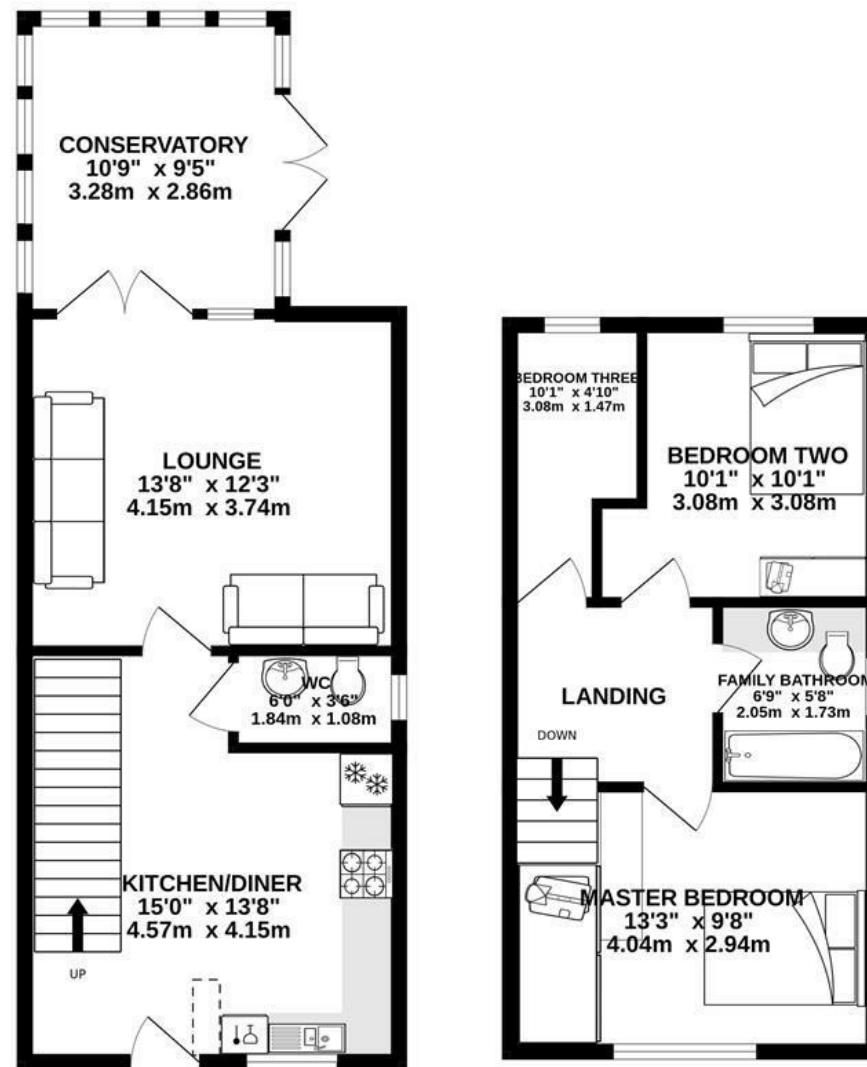




# BEN ROSE

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

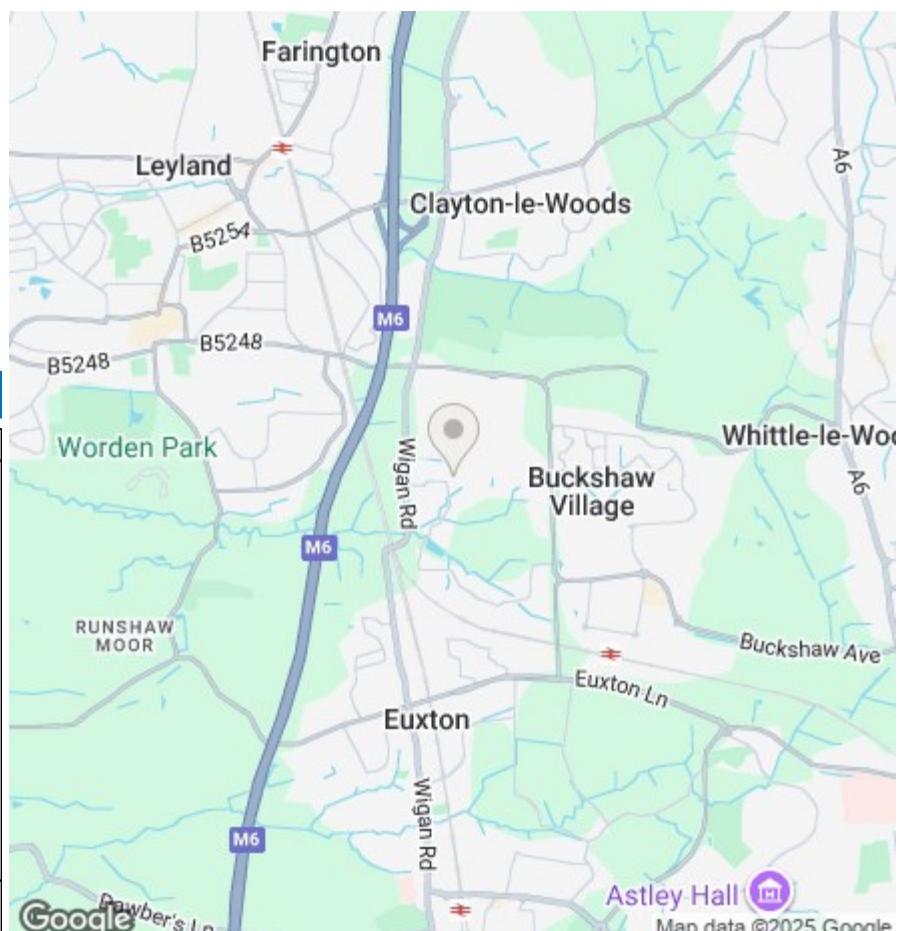
FIRST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	