



## **Buchanan Court, Buckshaw Village, Chorley**

**Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this well-presented and deceptively spacious three-bedroom home, situated in the highly sought-after area of Buckshaw Village, Chorley. Ideal for first time buyers or small families, this modern property offers a unique layout with flexible living accommodation and a stylish finish throughout. Buckshaw Village is a thriving and well-connected community, benefiting from a range of local amenities including shops, supermarkets, cafés, and well-regarded schools. Excellent travel links are close by, with Buckshaw Parkway train station providing direct routes to Manchester, Preston, and beyond, as well as easy access to the M6 and M61 motorways, making it perfect for commuters.

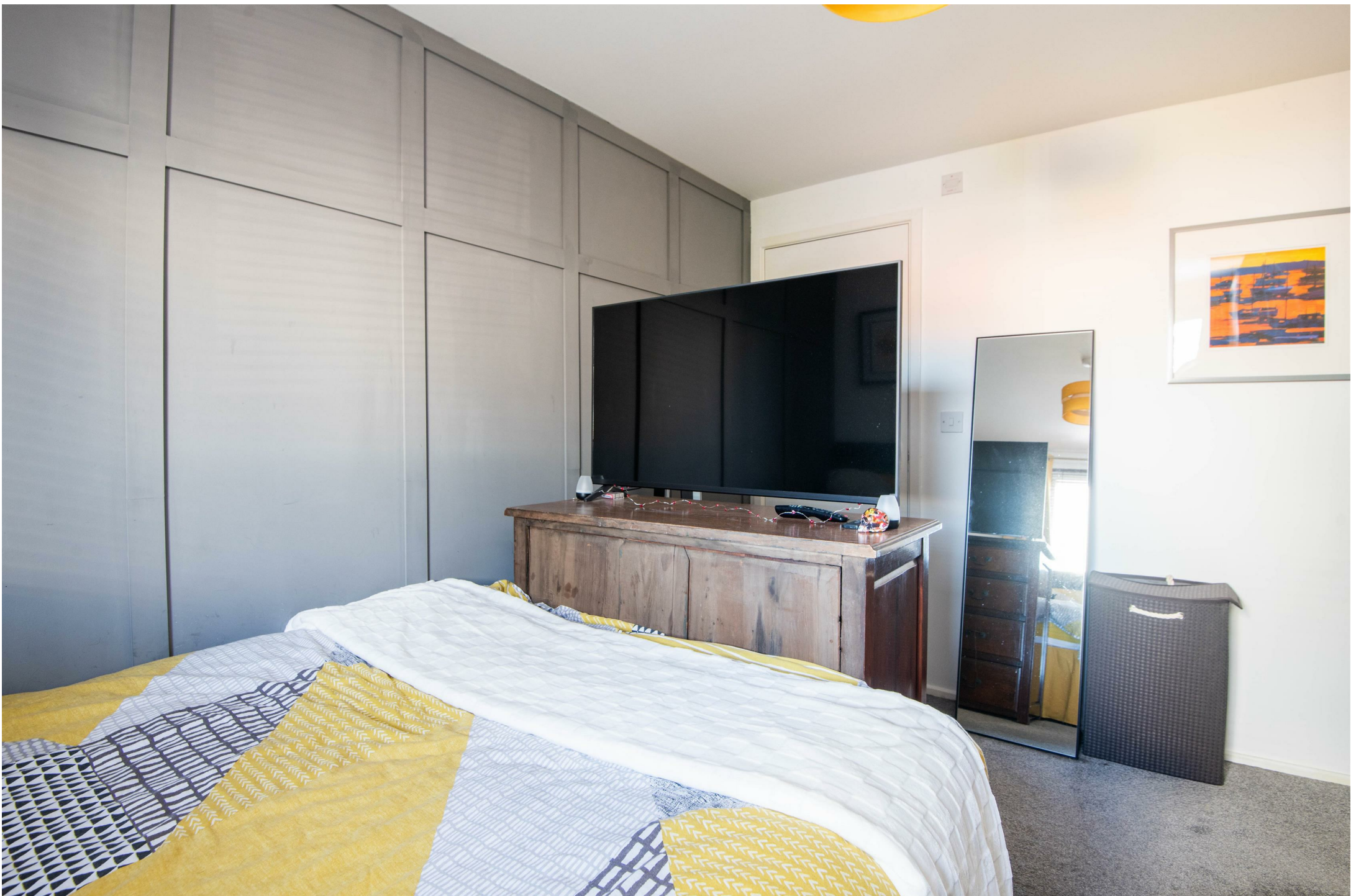
Entering the home, you are welcomed into the entrance hall which provides access to the first floor via the staircase. On this level, you will find two well-proportioned bedrooms, including the generous master bedroom which benefits from a modern three-piece en suite. Also located on the ground floor is the contemporary family bathroom, finished to a good standard and conveniently positioned to serve both bedrooms.

Heading upstairs, the property opens up into a bright and spacious open plan lounge, kitchen, and dining area, creating a fantastic space for both relaxing and entertaining. The kitchen is fitted to a modern standard and features a breakfast bar, offering both style and practicality. There is ample room for a dining table, while the lounge area enjoys plenty of natural light. Just off the lounge is the third bedroom, which could also be utilised as a home office or guest room depending on your needs. Additionally, utilities and water bills are covered within a service charge, making day-to-day living more manageable and cost-effective—particularly appealing for first time buyers.

Externally, the property is positioned on a quiet cul-de-sac and benefits from a pleasant outlook over a communal green to the front. There is a private parking space available, ensuring convenient off-road parking. This charming and well-located property presents an excellent opportunity to step onto the property ladder or secure a comfortable family home in a popular residential area.







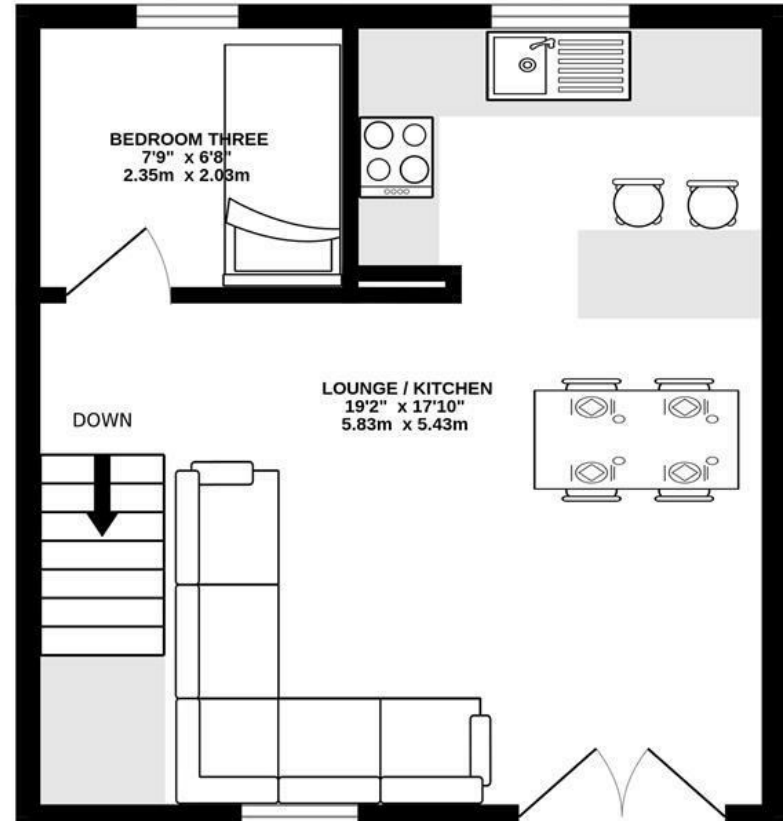
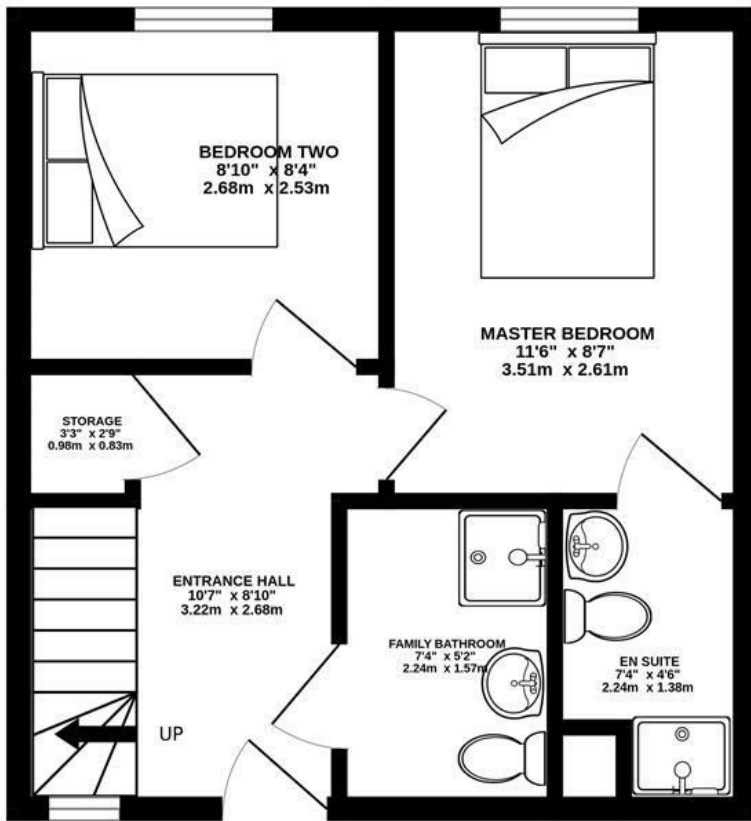






GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 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>	<b>87</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>73</b>	
<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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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