



Barnes Wallis Way, Buckshaw Village, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-storey, three-bedroom mid-terrace property, located in the highly sought-after Buckshaw Village, Chorley. This modern family home offers generous living space set over three floors, blending contemporary design with functional family living. Ideally situated, the property is within walking distance of Buckshaw Parkway train station with excellent links to Manchester and Preston, while nearby bus services connect to Chorley and Leyland. For those commuting further afield, the M6, M61 and M65 motorways are easily accessible. Residents will also benefit from the abundance of local shops, schools, restaurants, leisure facilities and green spaces that Buckshaw Village has to offer, with Preston and Chorley just a short drive away.

Upon entering, you are greeted by a bright and welcoming hallway with access to both the lounge and kitchen/dining room. The modern fitted kitchen is well-equipped with a range of integrated appliances and provides ample space for dining, with French doors opening directly onto the garden. To the front, the spacious lounge is flooded with natural light and also enjoys French doors to the rear garden, offering a superb flow for entertaining and family living.

To the first floor, you will find a well-proportioned second bedroom complete with its own en-suite, along with a versatile third bedroom that benefits from a dressing room. A contemporary three-piece family bathroom completes this level.

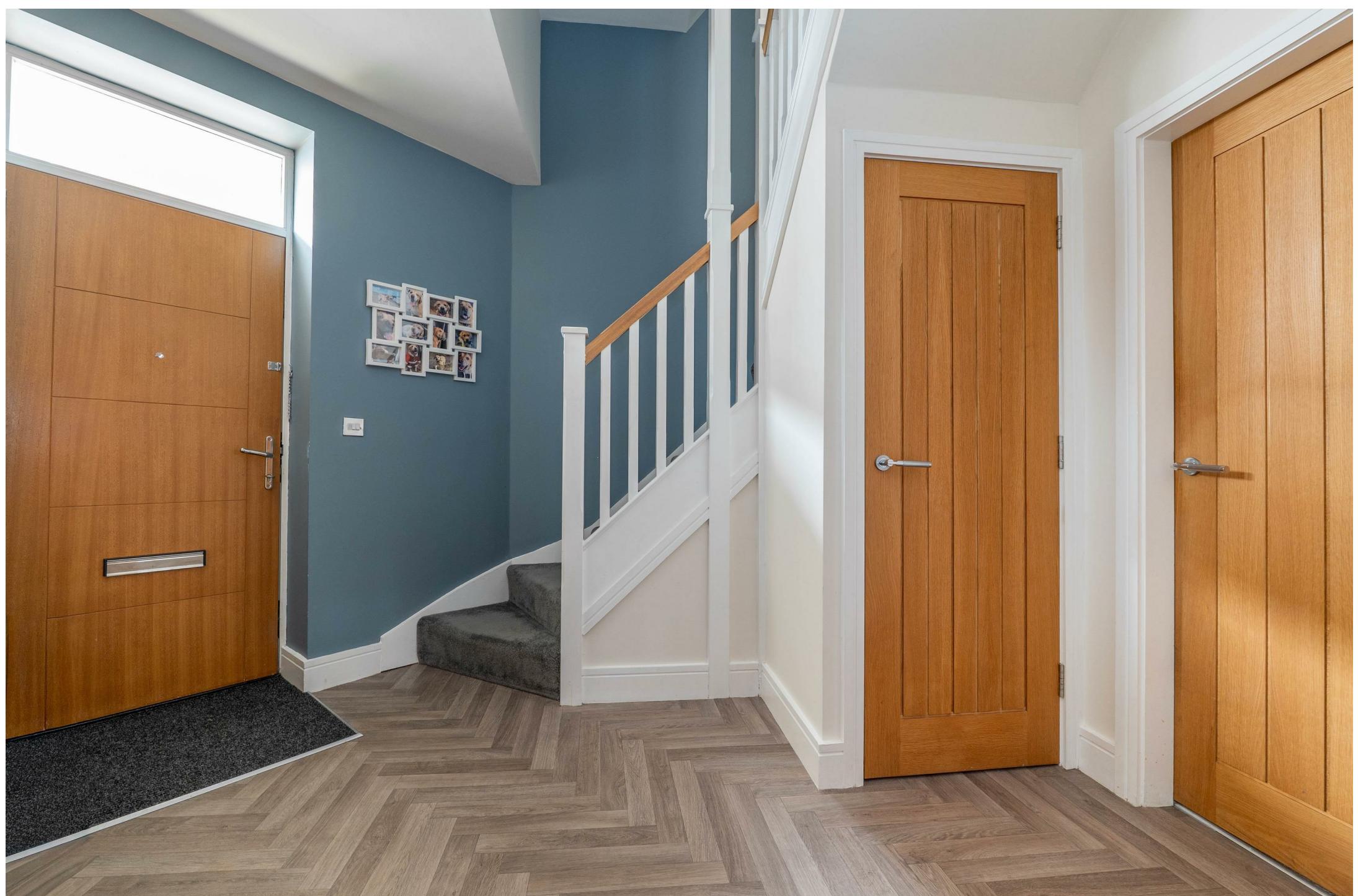
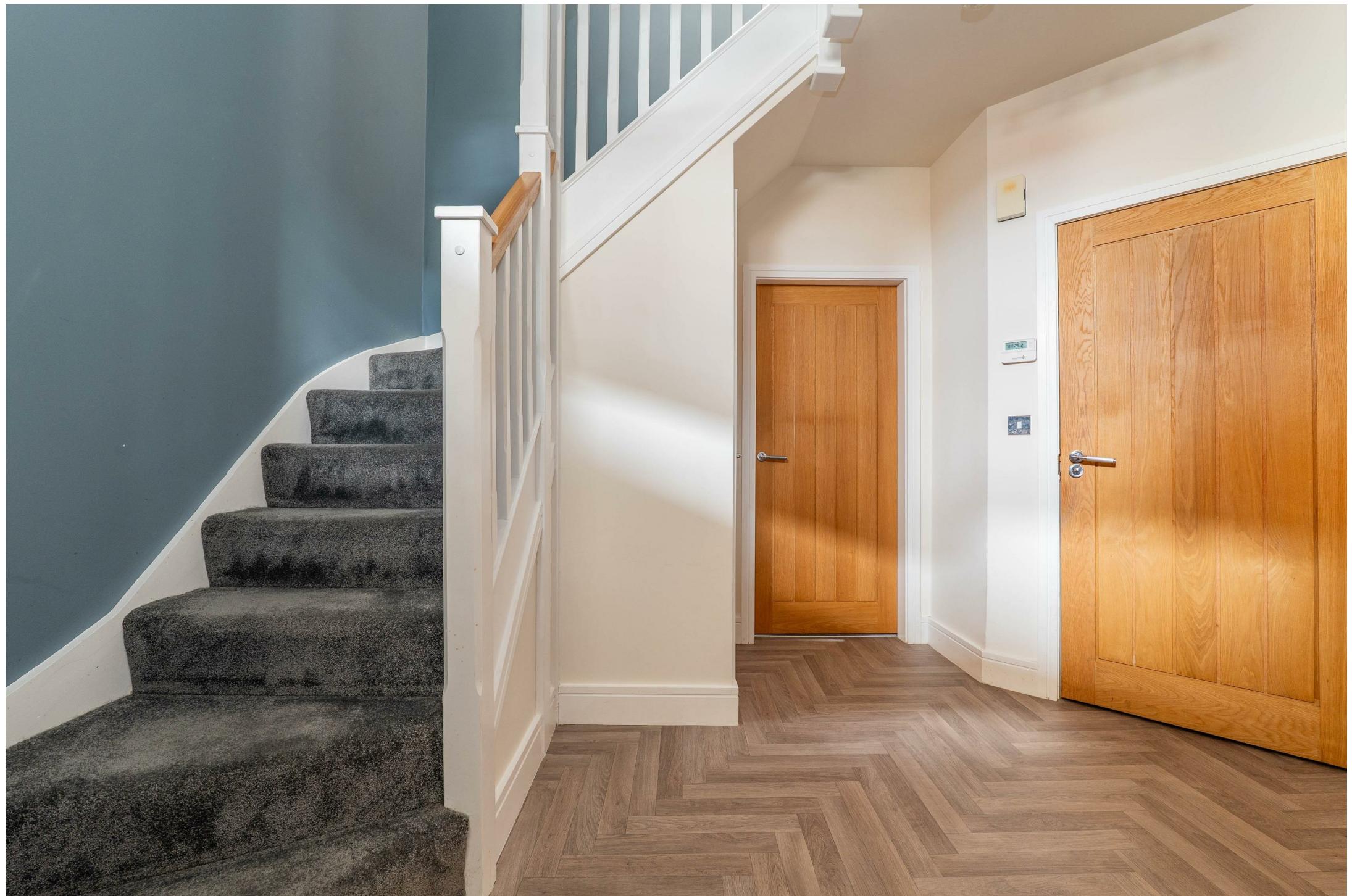
The second floor is dedicated to a stunning master suite, boasting a private dressing room, modern en-suite and French doors that open out onto a balcony, creating a perfect retreat to unwind. Two allocated parking spaces are conveniently positioned at the rear with

Externally, the home is set within a desirable position close to local shops. The front garden is well-maintained, while to the rear lies a private, low-maintenance garden with patio and seating areas. Two allocated parking spaces are conveniently positioned at the rear with access through the garden. A truly exceptional family home in a thriving community.



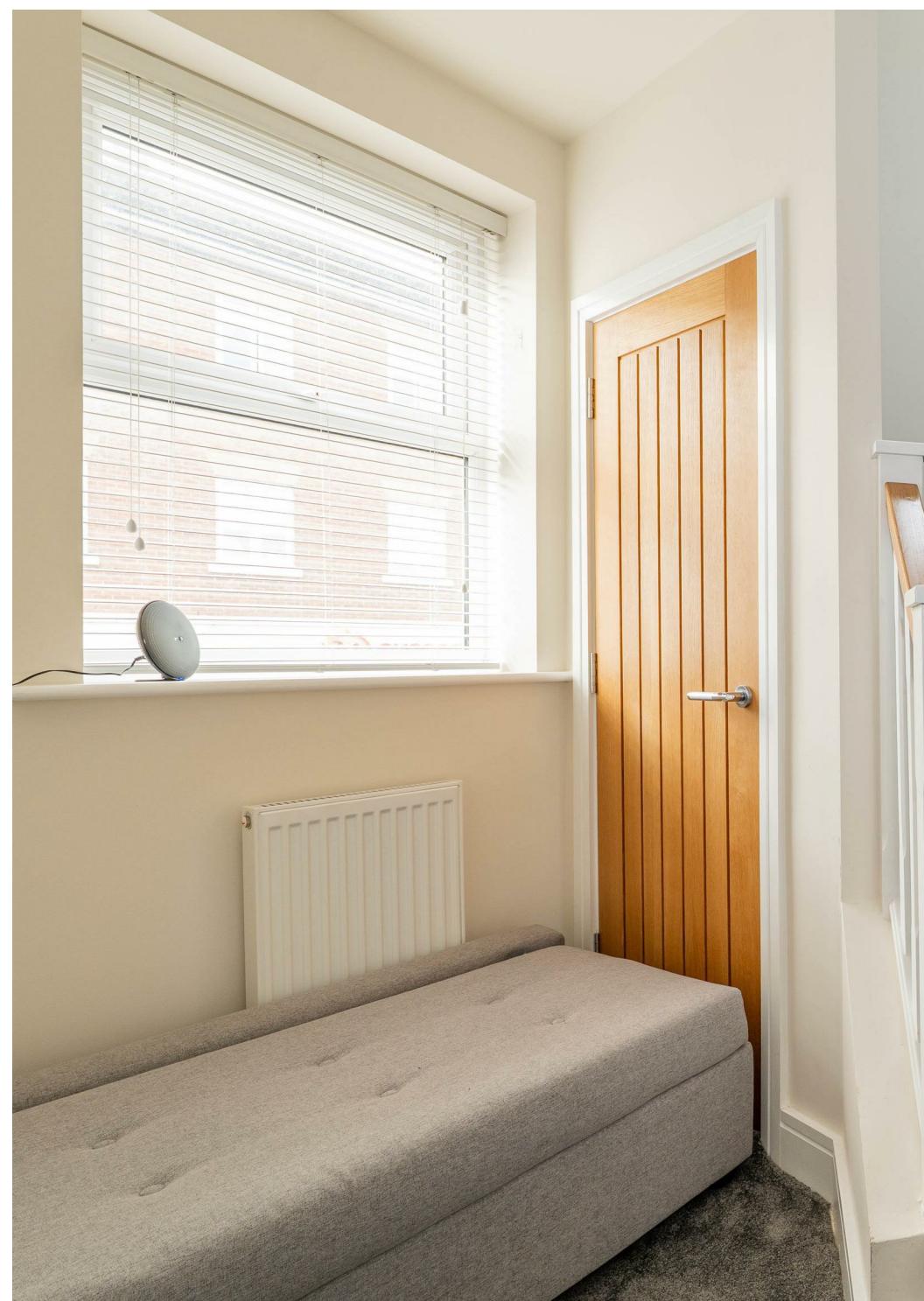


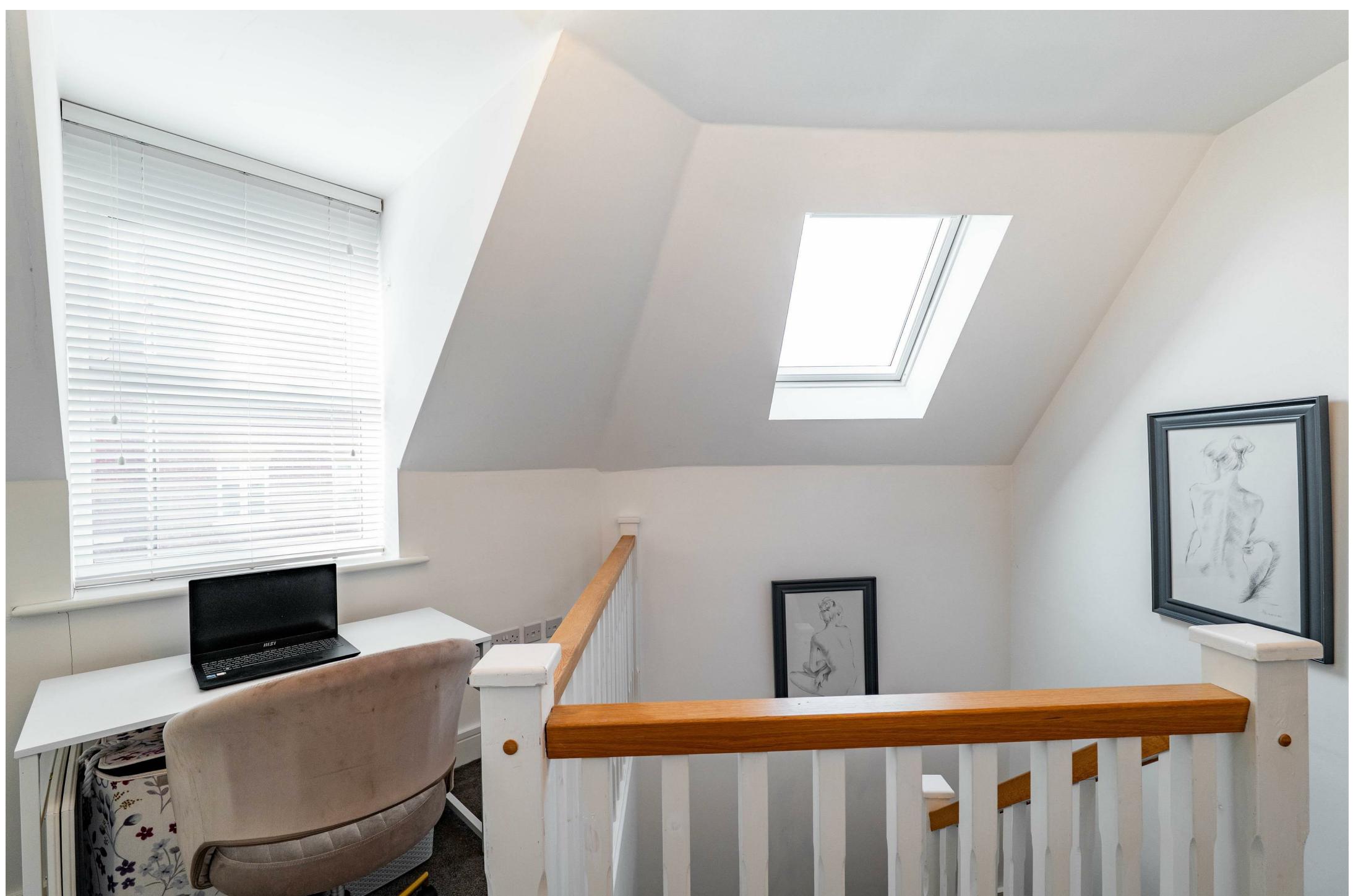










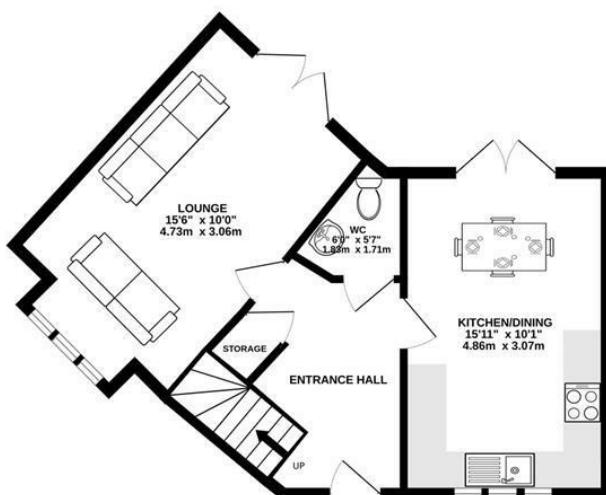




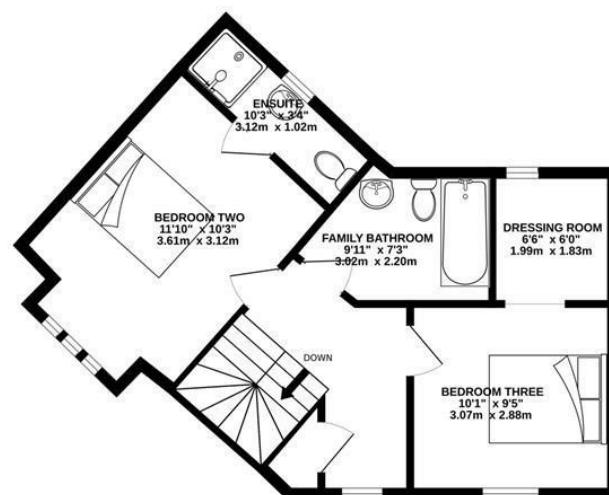


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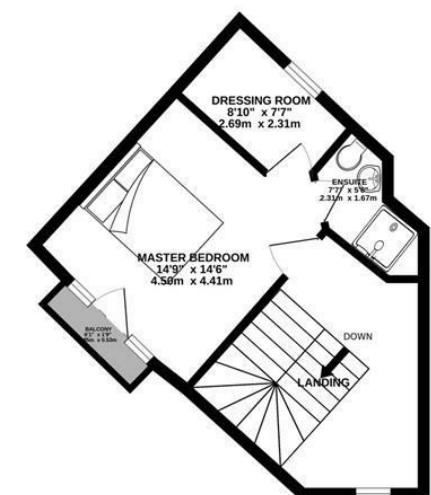
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.4 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) A		
(81-91) B	86	94
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

