



## Brookwood Way, Buckshaw Village, Chorley

**Offers Over £269,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom, semi-detached family home, located in the ever-popular Buckshaw Village. Ideally situated across from Trinity Church of England Primary School, this home offers the perfect setting for families, with a wealth of local amenities including shops, eateries, and leisure facilities all within walking distance. Excellent travel links are also close by, with Buckshaw Parkway train station providing direct routes to Manchester, Preston, and beyond, while the M6, M61, and M65 motorways can be reached within a short drive for convenient commuting. Nearby towns such as Chorley and Leyland are easily accessible, and the property benefits from being within reach of well-regarded schools and green spaces.

Stepping inside, you are welcomed by a bright and inviting reception hall, with the staircase rising to the first floor and a convenient WC located just off. From here, the spacious front lounge offers a comfortable retreat with ample room for family seating. To the rear, the heart of the home is revealed – a stunning open-plan kitchen/diner. This modern space boasts a range of integrated appliances and offers plenty of room for a large family dining table, making it ideal for both entertaining and everyday family life. A handy utility cupboard provides additional storage, while sliding doors open out to the rear garden, flooding the room with natural light.

To the first floor, you will find three well-proportioned bedrooms, with both the master and second bedroom benefitting from fitted wardrobes. The master bedroom is further enhanced by its own private en-suite, offering a touch of luxury, while the additional bedrooms are served by a modern three-piece family bathroom, complete with an over-the-bath shower.

Externally, to the front of the home is a driveway with parking for up to two cars, leading up to a single detached garage. The rear garden is deceptively spacious and thoughtfully designed, beginning with a patio area ideal for outdoor dining, followed by a generous lawn that wraps around the back of the garage. A further lawned section offers additional outdoor space, perfect for a shed or play area, making it a truly versatile garden.

Altogether, this home presents a fantastic opportunity for families seeking a modern property in a thriving and well-connected community.







































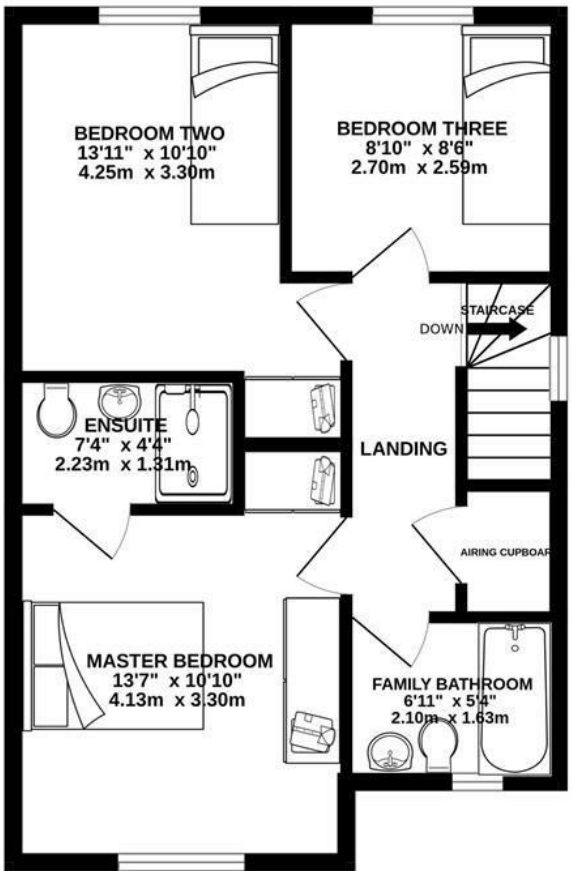
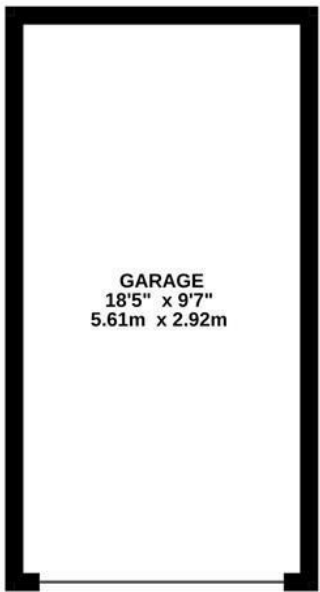
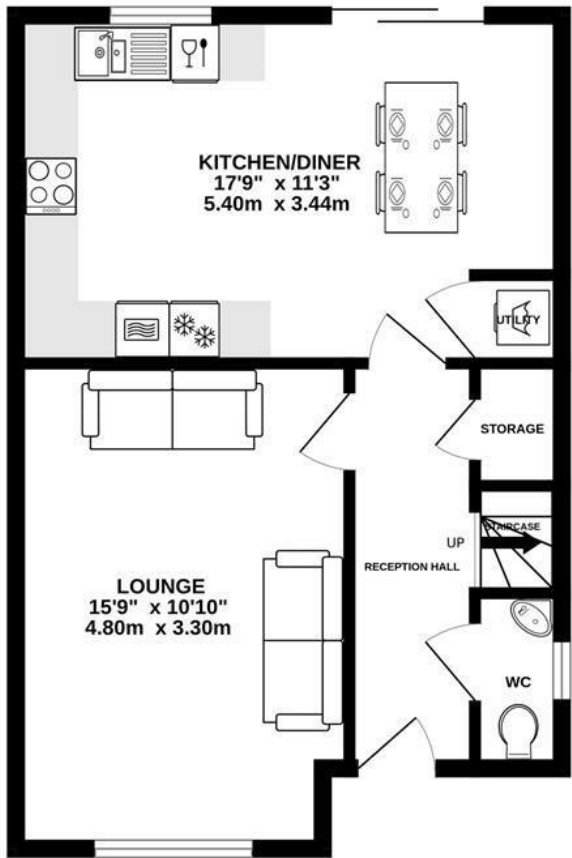




# BEN ROSE

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
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	

