



Crooke Grove, Buckshaw Village, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this well-presented, four-bedroom townhouse, set over three floors and ideally positioned overlooking an open green space in the heart of the ever-popular Buckshaw Village, Lancashire. Perfectly suited to families, this spacious home offers flexible living accommodation within walking distance of a wide range of everyday amenities including shops, supermarkets, cafés, schools and leisure facilities. Buckshaw Parkway train station is close by, providing direct rail links to Manchester, Preston and beyond, while excellent road connections via the M61 and M6 ensure easy commuting to Chorley, Leyland, Preston and surrounding areas.

Entering the property on the ground floor, you are welcomed into the vestibule with the staircase directly ahead. This leads through into a generous front lounge, enjoying pleasant views across the green space to the front, creating a light and airy feel. Continuing through the home, a convenient downstairs WC is located off the hallway before arriving at the dining area, which offers ample space for a family dining table and features French doors opening out into the rear garden—ideal for entertaining. The dining area flows seamlessly into the modern fitted kitchen, which is well equipped with a range of integrated appliances and provides plenty of worktop and storage space.

The first floor hosts three of the four bedrooms, all of which are well proportioned and versatile, making them suitable for children's rooms, guest accommodation or home office use. This floor is completed by a contemporary three-piece family bathroom, finished to a good standard and designed to comfortably serve the household.

Occupying the entire second floor is the impressive main bedroom, creating a private retreat within the home. This spacious room benefits from fitted wardrobes and is further enhanced by a three-piece en-suite shower room, offering both comfort and convenience for modern family living.

Externally, the property enjoys an attractive open aspect to the front, with a green space and pedestrian pathway leading to the front entrance. To the rear is a private, enclosed garden designed for low maintenance, featuring a central artificial lawn and ample seating space for outdoor furniture. Beyond the garden, a driveway provides off-road parking for two vehicles and leads to the single integrated garage.

Combining a sought-after location, generous accommodation and excellent transport links, this home presents a fantastic opportunity for families looking to settle in Buckshaw Village.



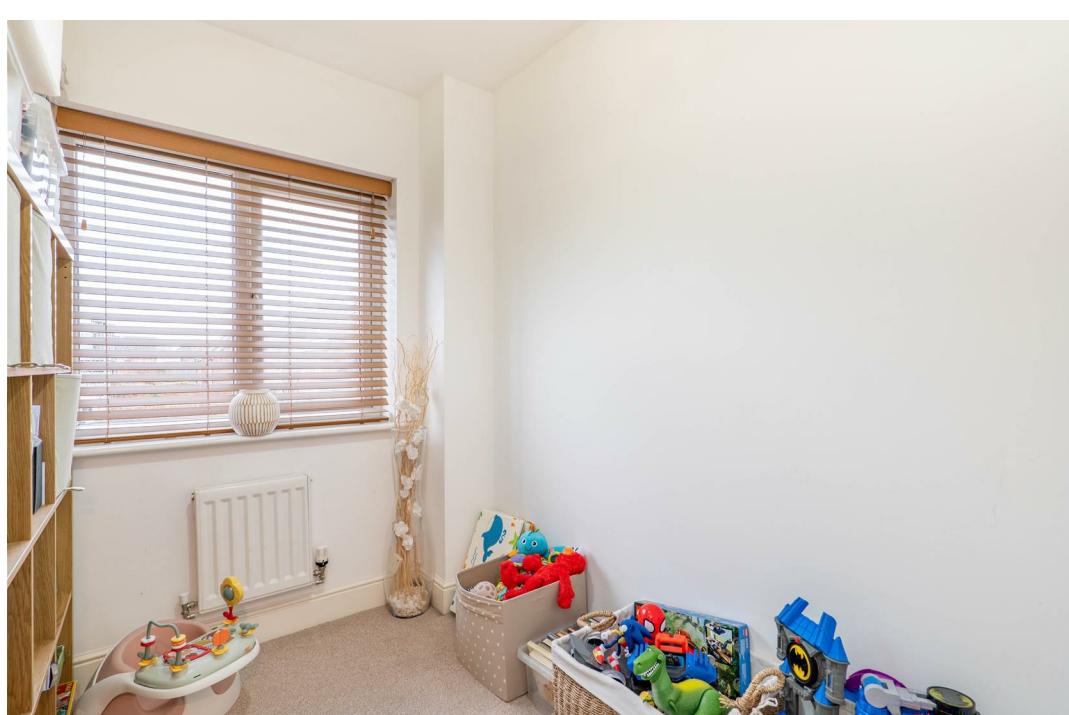










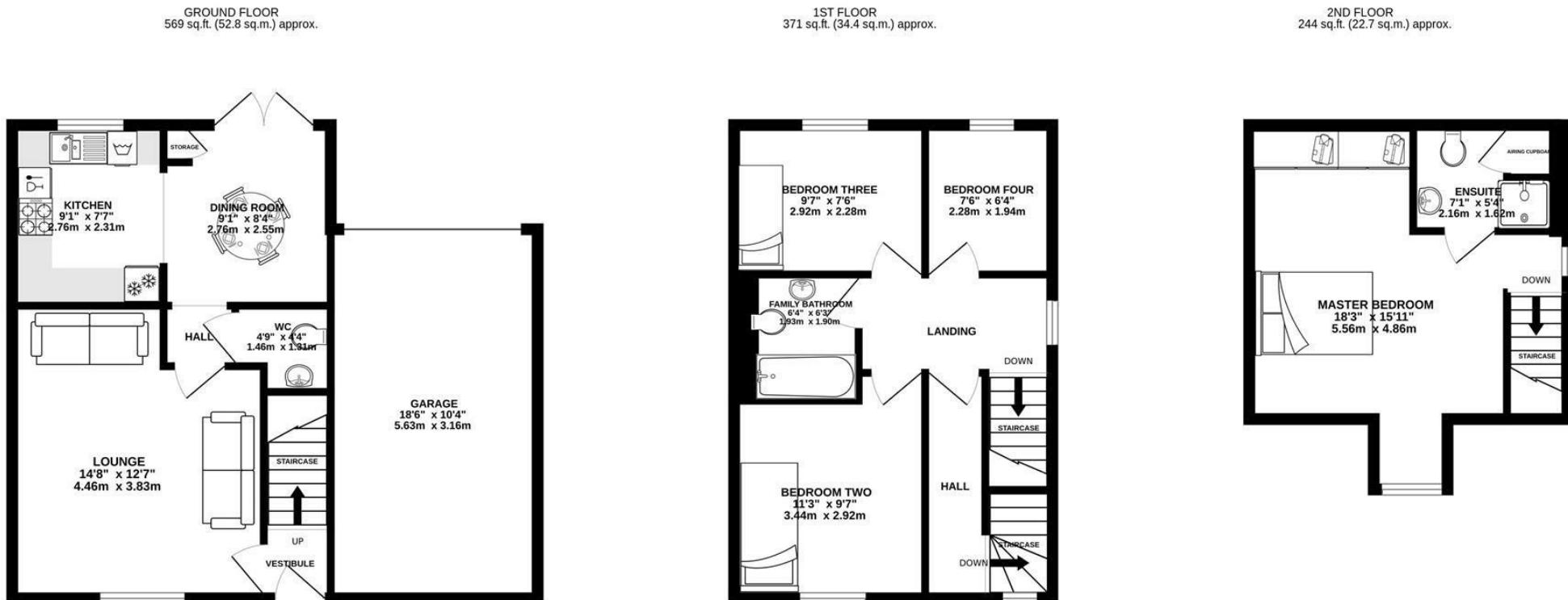








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TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

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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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 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	

