



Anderton Crescent, Buckshaw Village, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this well presented two-bedroom first-floor apartment, ideally situated in the highly sought-after Buckshaw Village, Lancashire. Set back from the main crescent, the property enjoys a quiet position while remaining conveniently located close to a fantastic range of local amenities including shops, supermarkets, cafés, pubs, and well-regarded schools. For commuters, Buckshaw Parkway train station provides direct routes to Preston and Manchester, with excellent bus services and easy access to the M6, M61, and M65 motorways. Chorley and Leyland town centres are also nearby, offering further shopping, dining, and leisure options.

Stepping into the property at ground floor level, a staircase leads up to the main living accommodation. You are welcomed onto the landing which provides access to most rooms. From here you will enter the spacious lounge which benefits from a large window overlooking the front aspect and flows seamlessly into the dining area. The dining space offers ample room for a family dining table and connects conveniently to both the lounge and kitchen through archways, creating a semi open-plan feel.

The contemporary fitted kitchen offers ample storage and features integrated appliances including a fridge, freezer, oven, hob, and dishwasher. Moving back across the hallway, you will find two well proportioned double bedrooms, with the master bedroom spanning the full width of the property and benefiting from dual aspect windows to the front and rear. A three-piece family bathroom completes the internal accommodation.

Externally, the home benefits from a single attached garage with an allocated parking space in front. The garage is equipped with power and lighting and also provides access to useful understairs storage. Additional visitor parking is also available.

The property benefits from an up-to-date boiler with approximately five years remaining on the warranty and has been recently redecorated throughout, offering a neutral finish ready for immediate occupation. Early viewing is highly recommended to avoid disappointment.





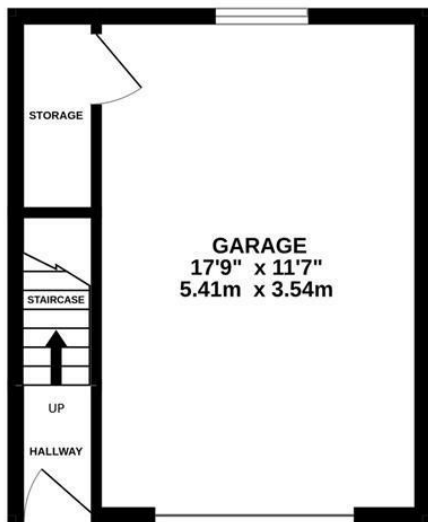




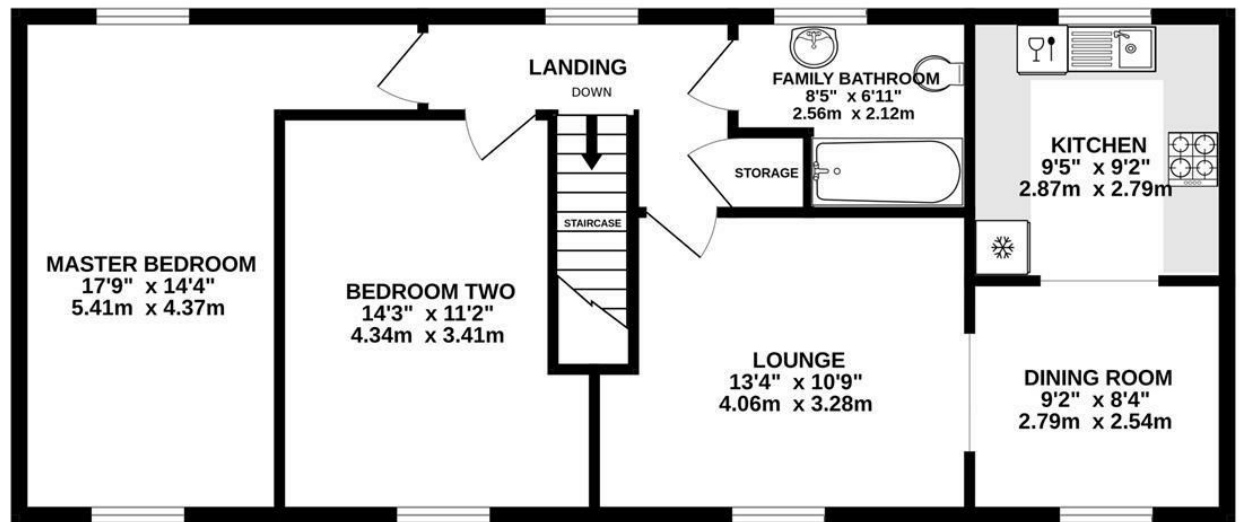




GROUND FLOOR
257 sq.ft. (23.8 sq.m.) approx.



FIRST FLOOR
761 sq.ft. (70.7 sq.m.) approx.

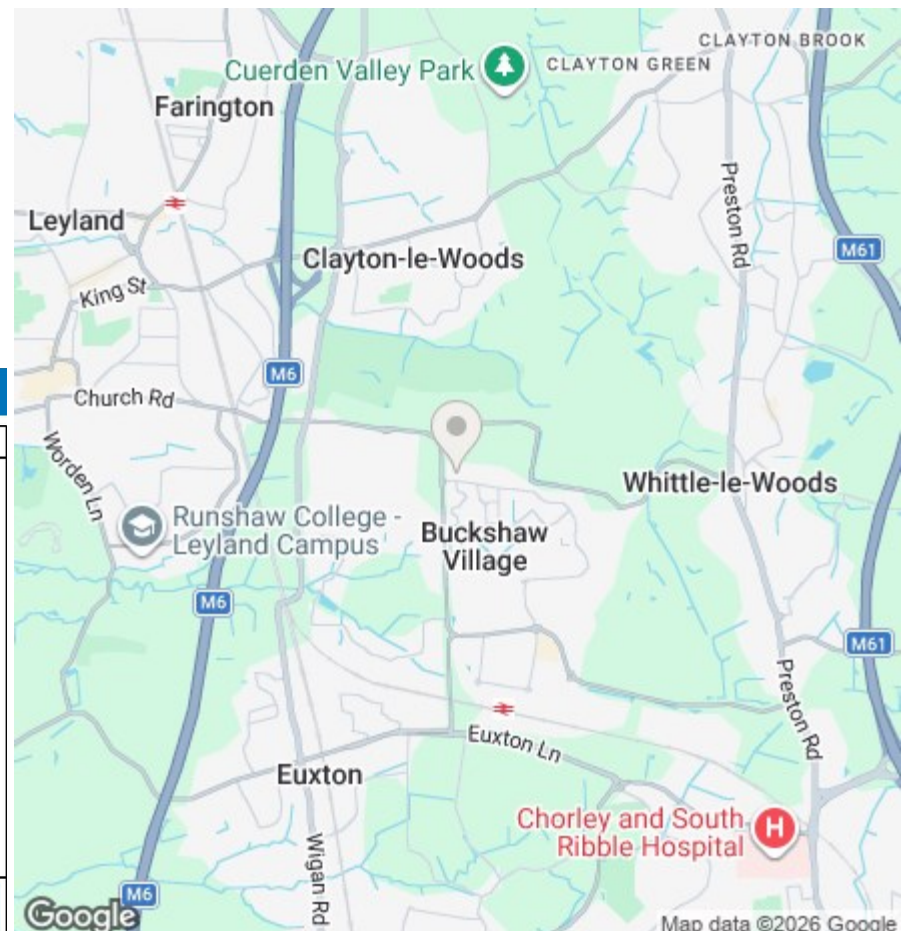


TOTAL FLOOR AREA : 1018 sq.ft. (94.5 sq.m.) approx.

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	73	73
(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 (CO₂) 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	