



Marine Crescent, Buckshaw Village, Chorley

Offers Over £204,995

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom end-terrace home, situated in the highly sought-after Buckshaw Village area of Chorley. This attractive property would make an excellent choice for couples or young families, offering a comfortable and practical living space within a modern and well-connected community. Buckshaw Village is well regarded for its convenient access to a range of everyday amenities including local shops, supermarkets, cafés and well-rated schools. The area also benefits from excellent travel links, with Buckshaw Parkway train station nearby providing direct routes to Manchester, Preston and beyond. The M6, M61 and M65 motorways are all within easy reach, making commuting simple, while the nearby towns of Chorley and Leyland offer an even wider selection of leisure facilities, restaurants and retail options.

Entering the home, you are welcomed into a bright entrance hall which provides access to a convenient ground floor WC. From here you move through into the spacious lounge, a comfortable and inviting living area that features a charming fireplace as its focal point, along with the staircase leading to the first floor. To the rear of the property is the modern kitchen and dining area, thoughtfully designed with a range of integrated appliances and ample worktop space. There is also plenty of room for a dining table, making it an ideal setting for family meals or entertaining guests while enjoying views out towards the garden.

Heading upstairs, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is particularly spacious and benefits from built-in wardrobes, matching bedside tables and a useful fitted desk area, making it perfectly suited for those who work from home. The remaining two bedrooms are well proportioned and versatile, suitable for use as children's rooms, guest accommodation or additional office space if required. Completing the first floor is the three-piece family bathroom, fitted with a bath, wash basin and WC.

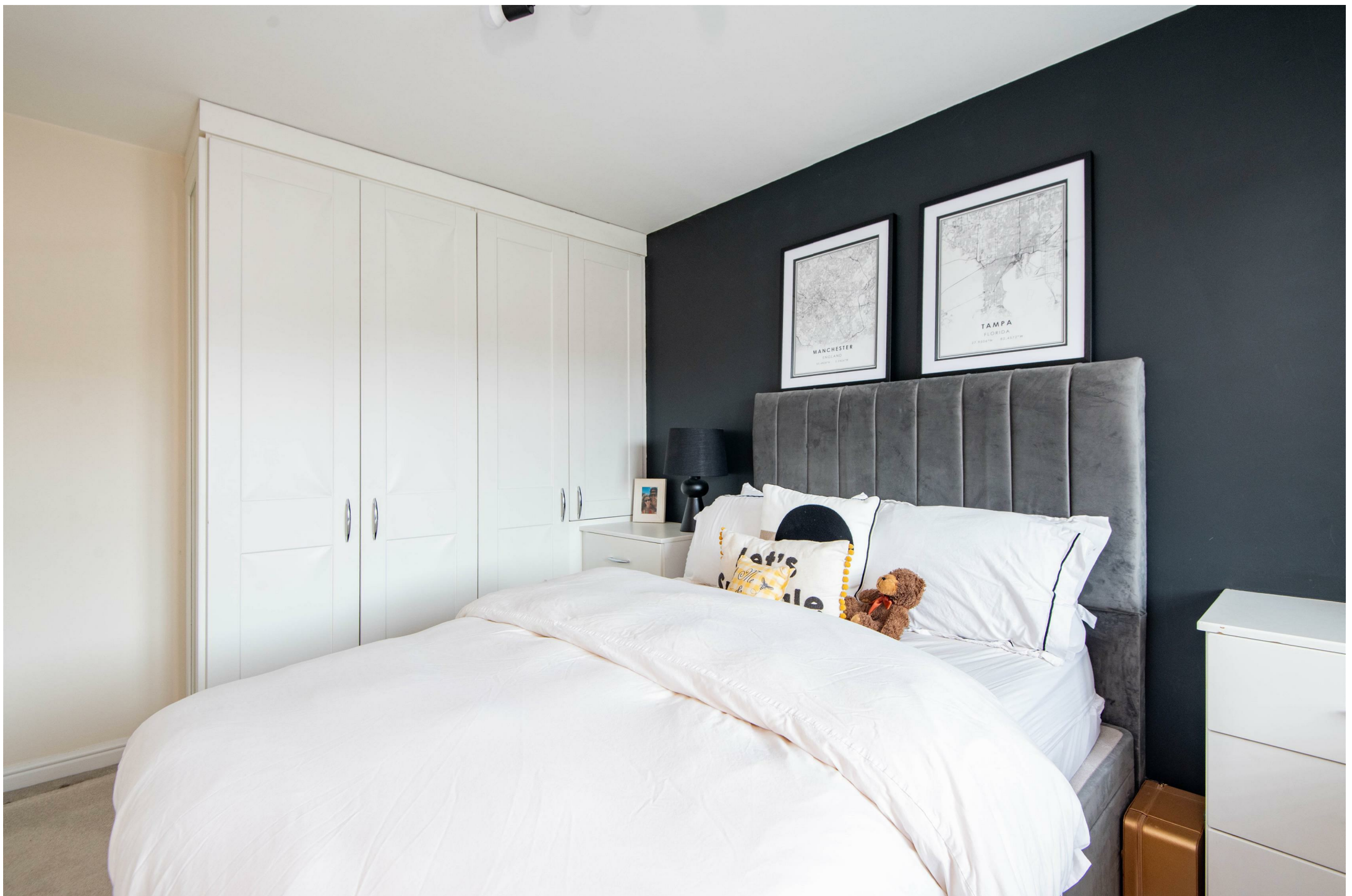
Externally, the property enjoys a peaceful position at the end of a quiet cul-de-sac, giving the front of the home a secluded and tranquil feel. There is a small lawned garden complemented by mature trees which add privacy and greenery to the setting. To the rear, the garden has been well maintained and offers a generous lawn, established flower beds and a paved patio area that is ideal for outdoor seating or dining during the warmer months. The garden is fully fenced, providing a safe and enclosed space for children or pets. At the end of the garden you will find a detached garage along with a private parking space, offering both convenience and additional storage. This charming home combines a peaceful location with excellent local connectivity, making it a fantastic opportunity for buyers looking to settle within the popular Buckshaw Village community.







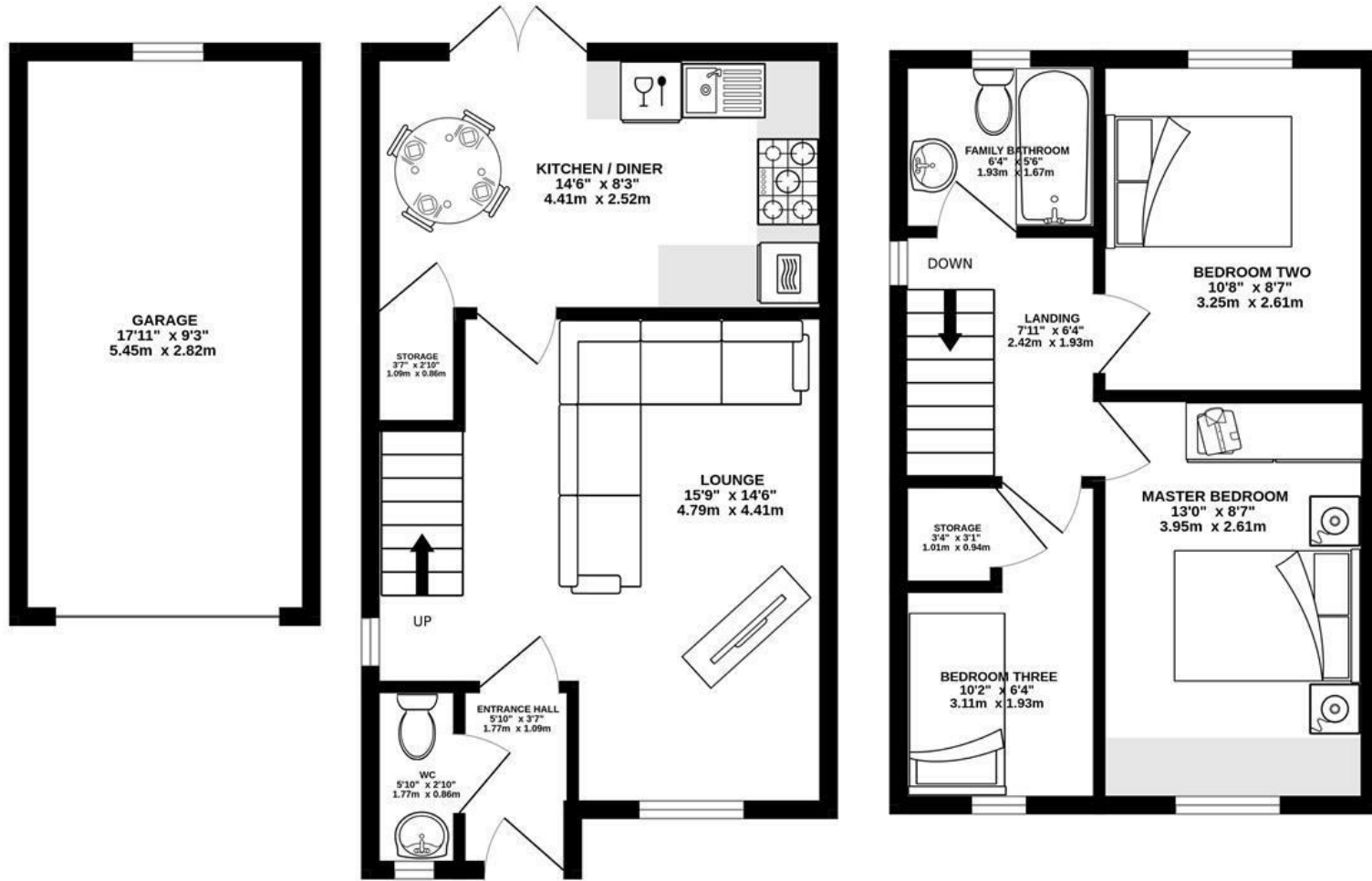






GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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			
(69-80) C		77	82
(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		

