



Chaffinch Road, Buckshaw Village, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, situated in a highly sought-after residential area of Buckshaw Village. Perfect for families, the home is conveniently located just a short drive from both Chorley and Leyland and is surrounded by excellent local schools, shops, and amenities. Fantastic travel links are also available via nearby Buckshaw Parkway train station, along with easy access to the M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a large window overlooking the front aspect, allowing plenty of natural light to fill the room. From here, you will enter the central hallway, where a convenient W.C. is located alongside the staircase leading to the upper level. Completing the ground floor is the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage, along with integrated appliances including a fridge, freezer, oven, hob, and dishwasher. The dining area provides ample space for a family dining table, with double patio doors opening directly onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master and bedroom two benefiting from fitted storage. The master bedroom also boasts a private en-suite shower room. Additional storage can be found on the landing, while a modern three-piece family bathroom completes this level.

Externally, to the front of the property is a private driveway providing off-road parking for two vehicles, along with access to the attached single garage. The garage benefits from an up-and-over door and is equipped with power and lighting. The home also benefits from solar panels, providing an energy-efficient feature that can help to reduce energy consumption and household running costs.

To the rear is a generously sized, private garden which enjoys a pleasant non-overlooked aspect. The garden features a spacious lawn, creating an excellent outdoor space for playing, relaxing, or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







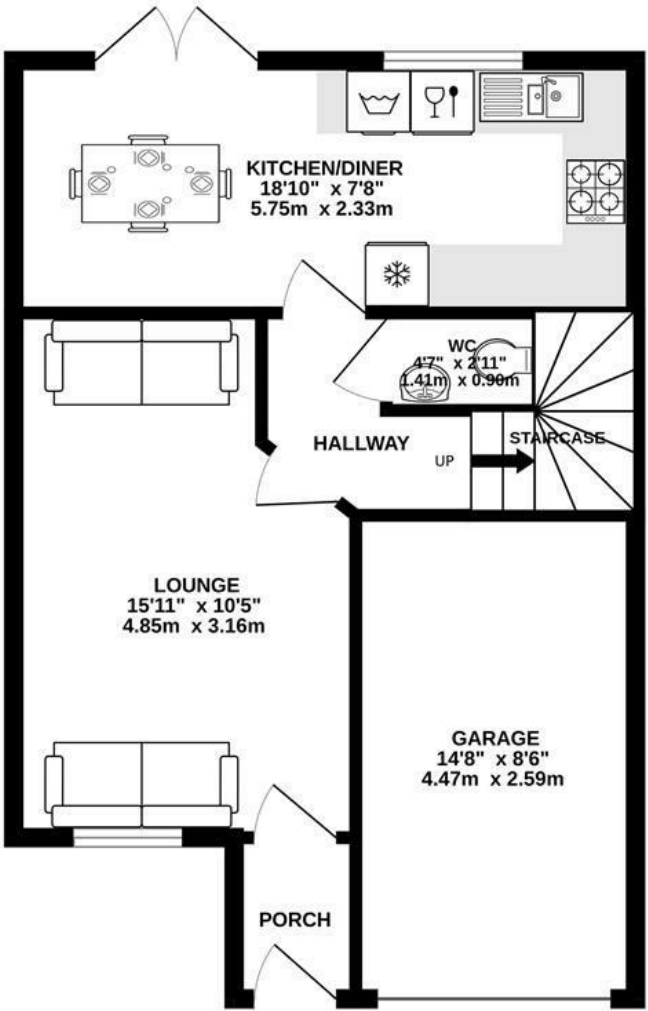




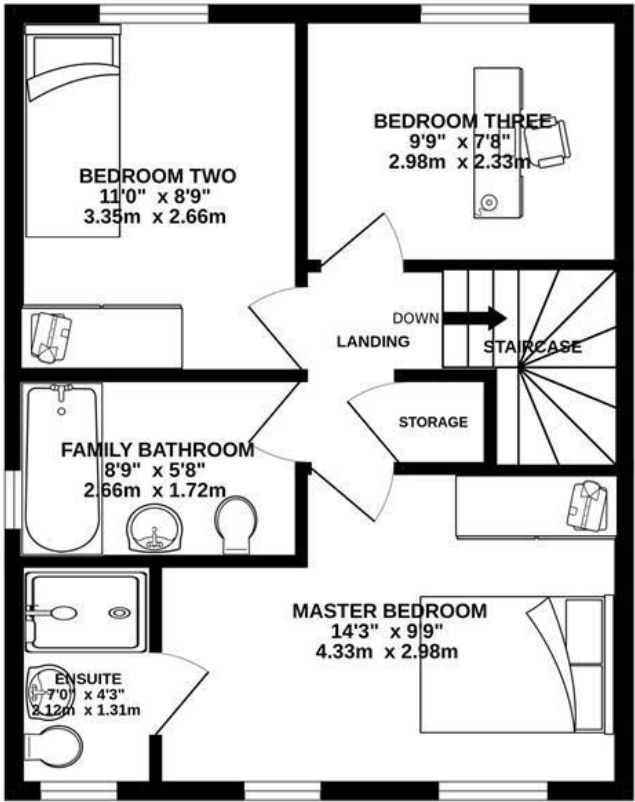


BEN ROSE

GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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		95
(81-91) B	83	
(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	

