



Main Street, Buckshaw Village, Chorley

Offers Over £149,995

****This property is part of the Low Cost Housing Scheme and is subject to restrictions under this scheme.
For enquiries regarding applications and eligibility please follow the link****

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom mid-terrace property, situated in the heart of the highly sought-after Buckshaw Village, Lancashire. This modern home offers an ideal opportunity for small families or first-time buyers seeking a property finished to a contemporary standard throughout. Perfectly positioned within walking distance of a host of local amenities, Buckshaw Village boasts excellent schools, supermarkets, eateries, and leisure facilities. The area also benefits from superb travel links, with Buckshaw Parkway train station providing direct routes to Manchester, Preston, and beyond, alongside easy access to the M6, M61, and M65 motorways, making it perfect for commuters.

Stepping inside, you are welcomed by a bright reception hall that immediately sets the tone for the rest of the home with its modern décor and open staircase leading to the first floor. The hall opens directly into the contemporary fitted kitchen, which features a stylish range of wall and base units, complemented by integrated appliances and ample worktop space. Towards the rear of the property lies the spacious lounge, a relaxing and versatile space perfect for family living. Sliding doors lead out to the rear garden, allowing plenty of natural light to flood the room and creating a seamless indoor-outdoor flow. Completing the ground floor is a convenient WC.

Moving upstairs, the first floor hosts two generously sized double bedrooms, both finished to a high standard. The master bedroom benefits from fitted wardrobes, while the second bedroom also features integrated storage, making excellent use of space. A modern three-piece family bathroom serves the floor, complete with a sleek suite and an over-the-bath shower for added convenience.

Externally, the front of the property enjoys a neat lawn with a pathway leading to the front entrance, creating a welcoming kerb appeal. To the rear, you'll find a well-maintained garden with a central pathway and lawns to either side – perfect for outdoor relaxation or entertaining. Beyond the garden sits a private driveway offering off-road parking for up to two vehicles, ensuring practicality.

Overall, this delightful home offers modern living in a prime location and would make an excellent choice for those looking to settle within the vibrant and well-connected Buckshaw Village community.







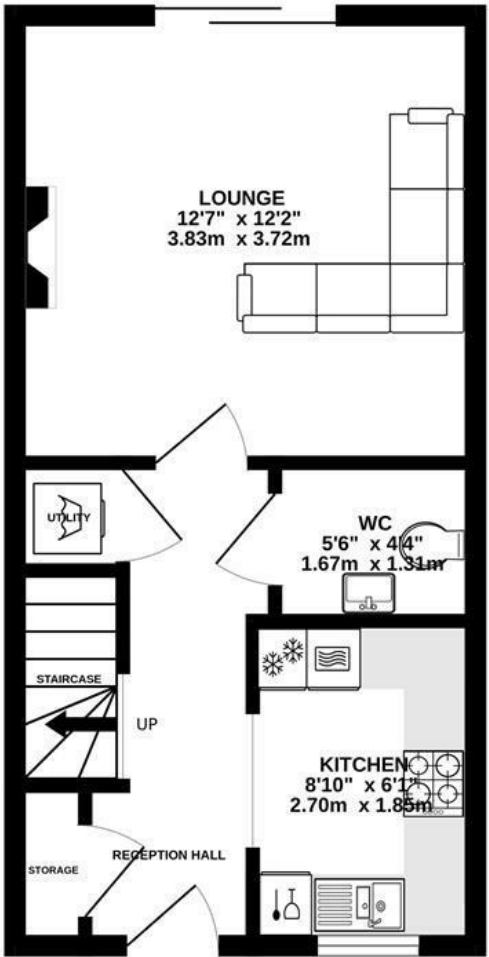




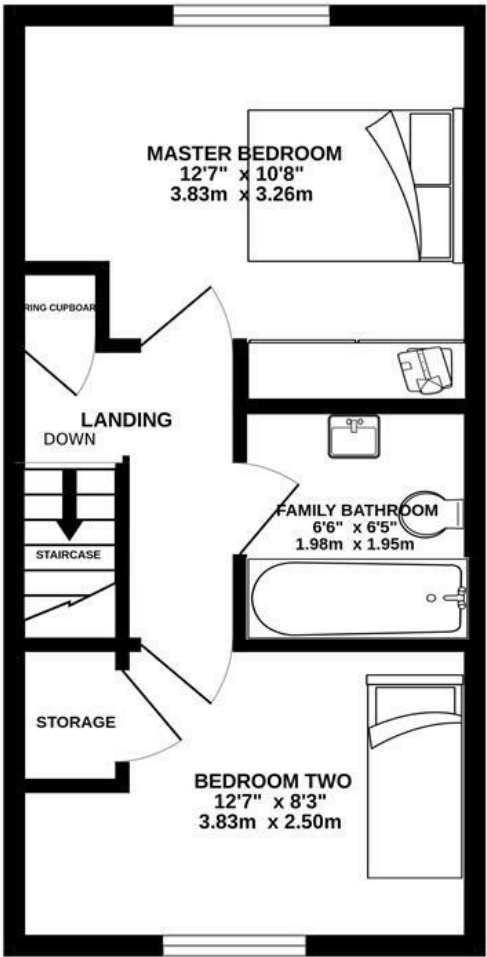


BEN ROSE

GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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 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	

