



## Coopers Place, Buckshaw Village, Chorley

Offers Over £134,995

### \*\*NO CHAIN\*\*

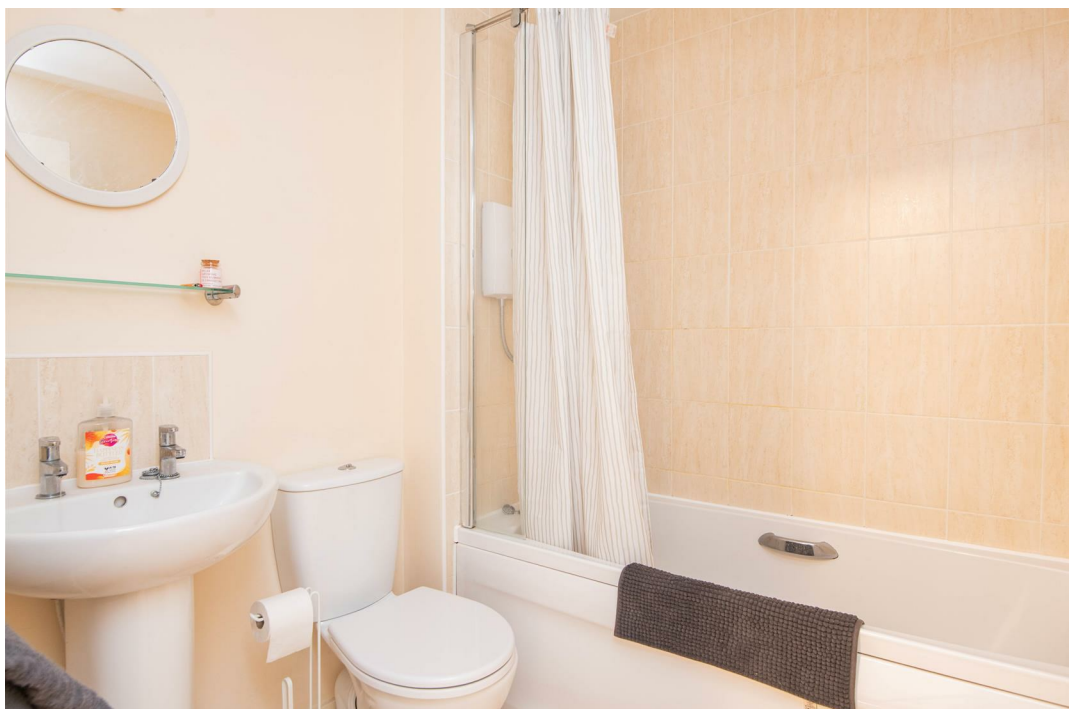
Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom end-terrace home, ideally suited to first time buyers looking for a modern and low-maintenance property. Situated in the highly sought-after area of Buckshaw Village, the home benefits from a quiet position on a peaceful and well-maintained cul-de-sac, offering a pleasant residential setting. Buckshaw Village is known for its excellent range of local amenities, including supermarkets, cafés, restaurants, convenience stores and leisure facilities, all within easy reach. The property also enjoys fantastic transport connections, with Buckshaw Parkway railway station providing direct rail services to nearby towns and cities. In addition, the M6 motorway and M61 motorway are both easily accessible, making commuting to surrounding areas such as Preston, Chorley and Manchester convenient.

Entering the property, you are welcomed into the entrance hall which leads through to the spacious open-plan kitchen and lounge area. This modern living space offers a bright and comfortable environment for both relaxing and entertaining. The kitchen itself is well-equipped with ample storage and worktop space, providing a practical area for everyday cooking while maintaining a stylish and contemporary finish. Also located on the ground floor is a convenient WC, along with the staircase leading up to the first floor.

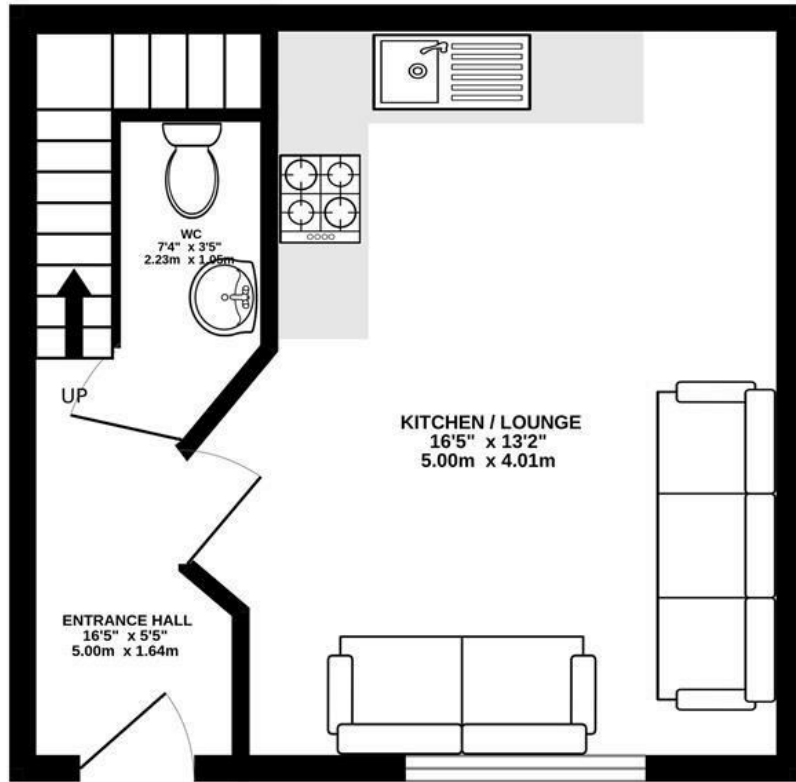
Moving upstairs, the landing provides access to two good-sized bedrooms. The master bedroom benefits from built-in wardrobes, offering useful storage while maintaining a clean and uncluttered feel. The second bedroom provides flexible accommodation, ideal as a guest room, nursery or home office. Completing the first floor is the modern family bathroom, fitted with a contemporary suite.

Externally, the property enjoys a desirable position on a quiet cul-de-sac, creating a peaceful residential setting. To the front of the home there is a private parking space, offering convenient off-road parking for one vehicle. With its modern interior, practical layout and excellent location within Buckshaw Village, this property presents a fantastic opportunity for first time buyers looking for a comfortable and well-connected home.

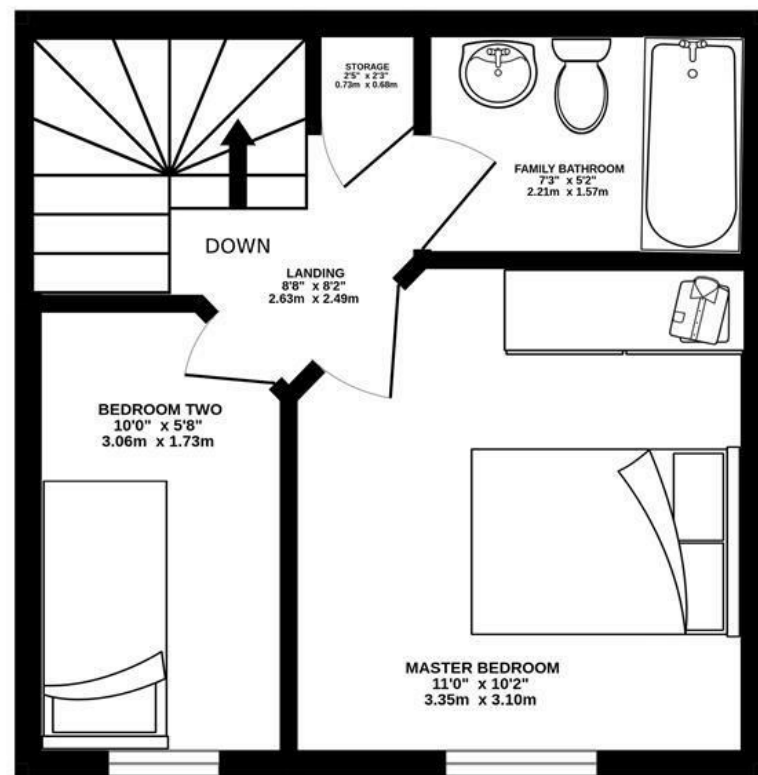




**GROUND FLOOR**  
275 sq.ft. (25.6 sq.m.) approx.



**1ST FLOOR**  
257 sq.ft. (23.8 sq.m.) approx.

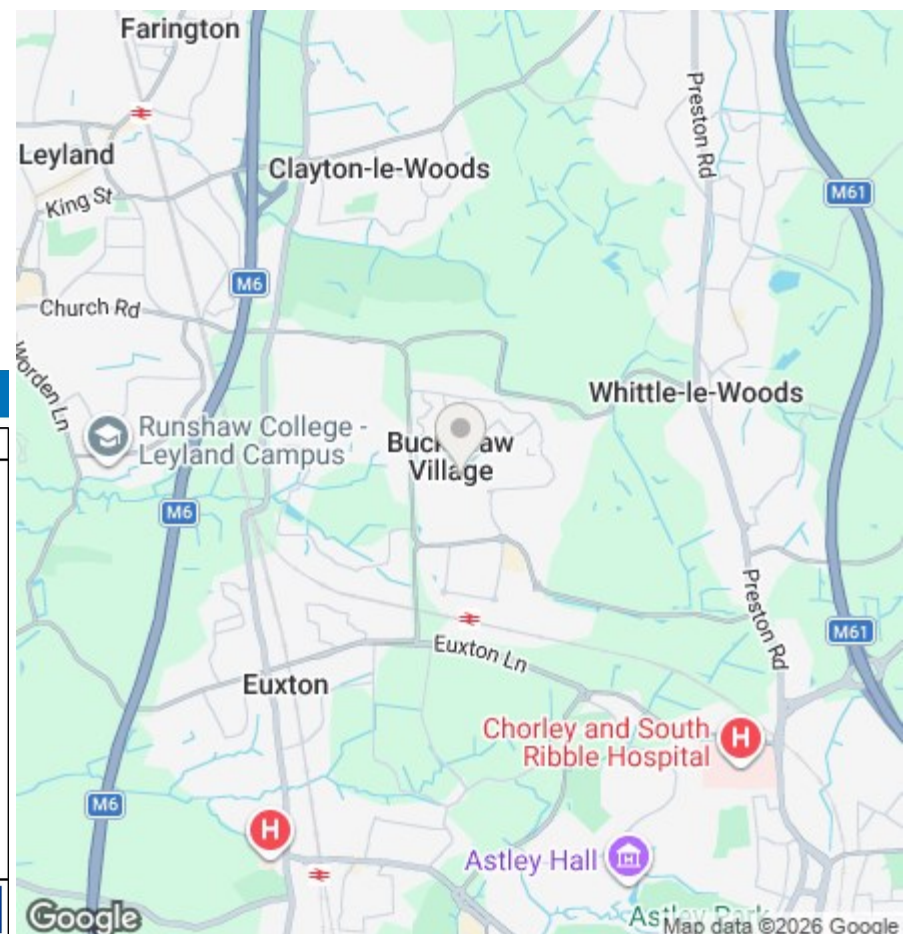


TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	