



Marine Crescent, Buckshaw Village, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom mid-terrace home, situated in the highly sought-after area of Buckshaw Village, Chorley. Well finished throughout and offering generous living accommodation across two floors, this property would make an ideal family home. Buckshaw Village remains a popular choice for families thanks to its excellent balance of modern living and convenience, with nearby schools, supermarkets, cafés and leisure facilities all within easy reach. Excellent travel links are also close by, including Buckshaw Parkway train station offering direct routes to Manchester, Preston and beyond, alongside easy access to the M61, M6 and M65 motorways for commuters. Nearby towns such as Chorley and Leyland provide further shopping and entertainment options, whilst scenic countryside walks and parks are also only a short distance away.

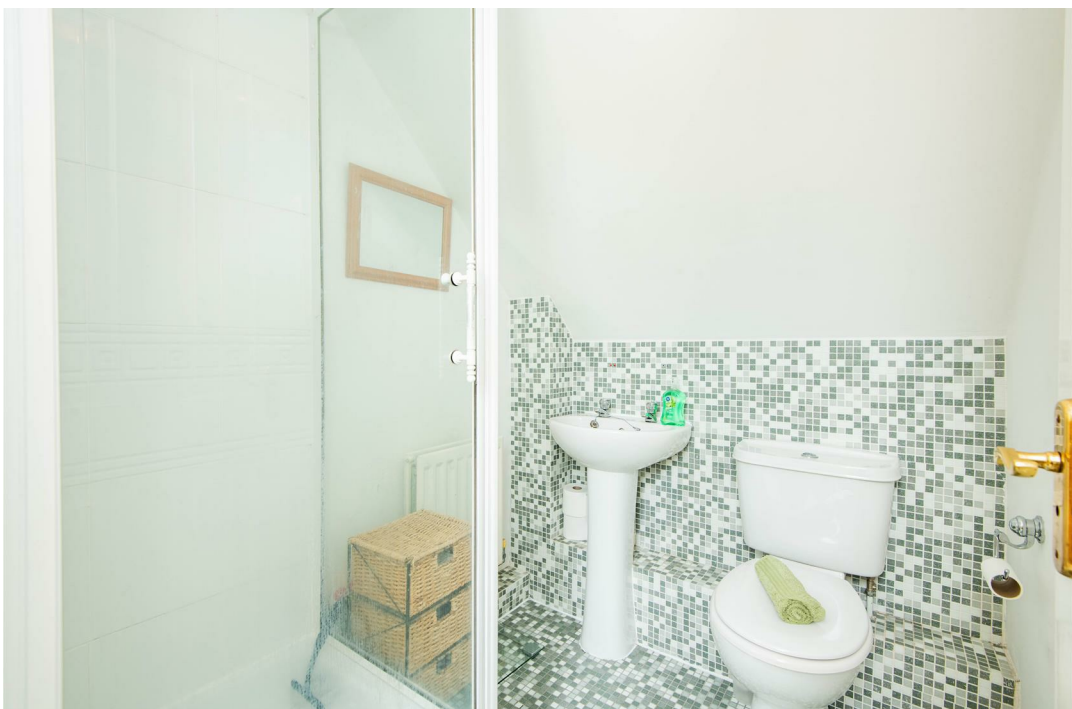
Entering the home, you are welcomed into the entrance hall which provides access to a convenient ground floor WC before continuing through to the spacious lounge. This inviting reception room benefits from a feature fireplace, ample natural light and a comfortable layout ideal for both relaxing and entertaining. Stairs lead to the first floor, whilst to the rear of the property you will find the generously sized kitchen diner. The kitchen offers plenty of storage and worktop space alongside room for family dining, with double doors opening directly onto the rear garden, creating a bright and sociable space throughout the year.

To the first floor, the landing gives access to all four bedrooms, making this home particularly well suited for growing families. Three of the bedrooms are well-proportioned doubles, whilst the fourth bedroom would work perfectly as a child's room, nursery or home office. The standout master bedroom enjoys dual skylights which allow natural light to flood the room, alongside the added benefit of a modern shower ensuite. Completing the first floor is the contemporary family bathroom, finished to a tasteful standard.

Externally, the property continues to impress with a neat pebbled front garden complemented by attractive flower beds. To the rear, the home benefits from private parking for one vehicle. The enclosed rear garden has been designed with low maintenance in mind, featuring astroturf, a decked seating area ideal for outdoor furniture and additional planted borders adding a touch of colour and character. Combining spacious accommodation, modern finishes and a highly convenient location, this is a fantastic opportunity for families looking to settle within one of Chorley's most desirable residential developments.





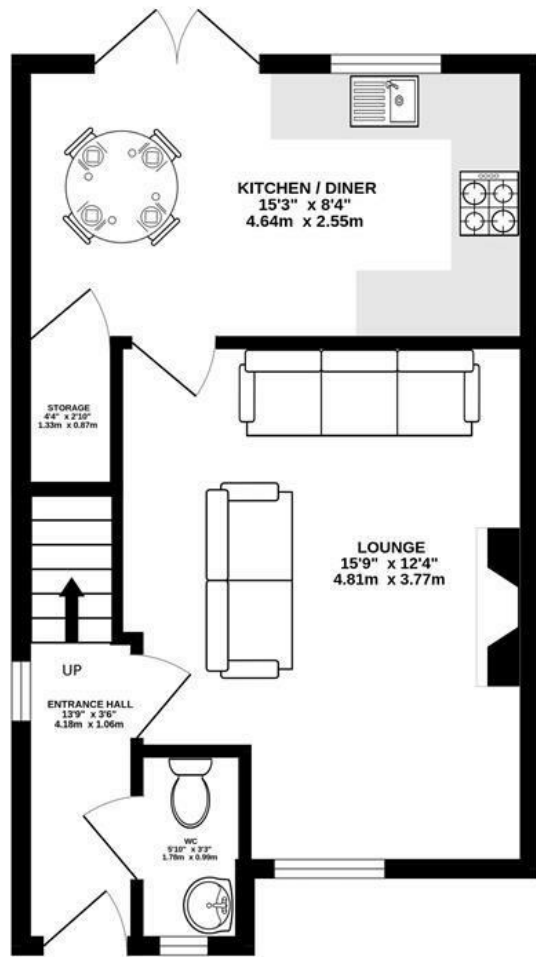




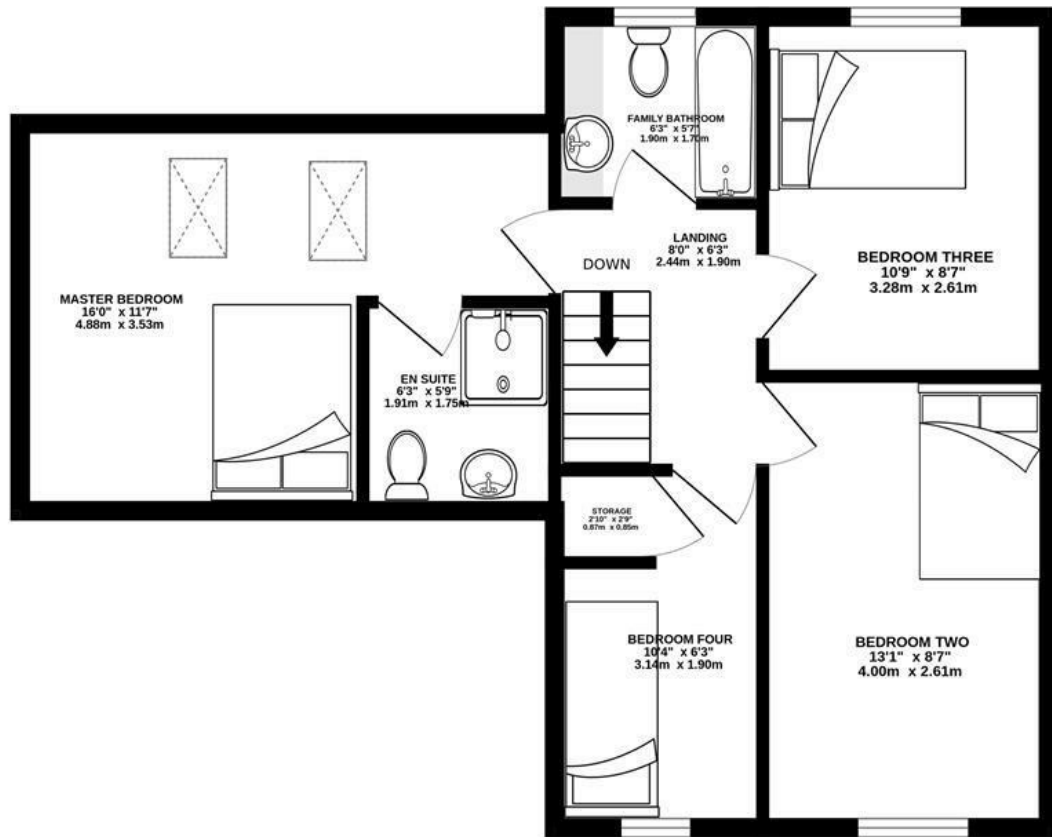




GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	
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		

