



## Marine Crescent, Buckshaw Village, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to the market this well-presented end-terrace home, ideally situated in the heart of Buckshaw Village, Chorley. This charming three-bedroom property is set over three floors and offers comfortable, modern living accommodation, perfect for a growing family. Located within a vibrant and popular neighbourhood, the home benefits from close proximity to a wide range of local amenities, including shops, schools, and recreational facilities. Excellent transport links are also within easy reach, with convenient access to the M61 and M6 motorways, providing straightforward connections to surrounding towns and cities.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located, along with practical cloakroom storage and the staircase leading to the upper floors. To the left is the contemporary fitted kitchen, offering ample storage and featuring integrated appliances including a fridge freezer, oven, and hob. Continuing through the home, you enter the spacious lounge/diner, which benefits from stunning bi-folding doors opening onto the rear garden patio, as well as access to useful under-stairs storage.

Moving to the first floor, you will find two well-proportioned double bedrooms and a modern three-piece family bathroom.

The second floor hosts the generously sized master bedroom, which boasts its own en-suite shower room and a separate dressing room, providing an excellent private retreat.

Externally, the property overlooks a pleasant green to the front, with pedestrian-only access creating a peaceful and attractive setting.

To the rear is a generously sized garden, featuring a laid lawn and raised decking area - ideal for outdoor dining and entertaining. Off-road parking is available via an allocated parking space located to the rear of the property.

Early viewing is highly recommended to avoid potential disappointment.













