



## Vincent Close, Buckshaw Village, Chorley

Offers Over £229,995

Ben Rose Estate Agents are delighted to bring to market this delightful three-bedroom semi-detached home, perfectly positioned in the highly sought-after Buckshaw Village in Chorley, Lancashire. This property presents an ideal opportunity for couples or small families looking to settle in a peaceful and well-connected location. Buckshaw Village itself is a vibrant residential area known for its excellent community feel and abundance of local amenities, including well-regarded schools, a variety of shops and eateries, and beautifully maintained green spaces. For those needing to commute, the home is within walking distance of Buckshaw Parkway train station, which offers direct rail links to both Manchester and Preston, while the nearby M6 and M61 motorways, along with reliable bus routes, provide further travel convenience.

Upon entering the home, you are welcomed into a useful porch area—perfect for coats and shoes—before stepping into the bright and spacious lounge. This beautifully presented room exudes a modern yet cosy atmosphere, enhanced by a feature electric fireplace and a large front-facing window that fills the space with natural light. Continuing through, a central hallway leads to a conveniently located downstairs WC and the staircase to the first floor. At the rear of the property lies the heart of the home: a well proportioned kitchen diner. Designed with both style and function in mind, the kitchen offers ample worktop space and comes complete with a mix of integrated and freestanding appliances. The dining area is bathed in sunlight thanks to double patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow that is perfect for entertaining.

Upstairs, the property features three well-sized double bedrooms. The master bedroom spans the full width of the home and benefits from a modern en-suite shower room. The remaining two bedrooms are equally spacious and versatile, suitable for children, guests, or home office use. A tasteful family bathroom, completes the upper floor.

The property also benefits from having a boarded loft with loft ladder for easier access and lighting.

Externally, the home enjoys a south facing, generous and private rear garden that is not overlooked, featuring a well-maintained lawn, patio area, solar, an array of planters and shrubs that add colour and charm to the space and the property also benefits from having solar panels fitted to the roof. To the front, a driveway provides off-road parking for two vehicles and leads to a single integrated garage. The property is tucked away on a quiet cul-de-sac, further enhancing its appeal as a tranquil and family-friendly setting.

This is a superb opportunity to acquire a modern, move-in-ready home in one of Chorley's most desirable residential developments—ideal for anyone seeking comfort, style, and convenience in equal measure.







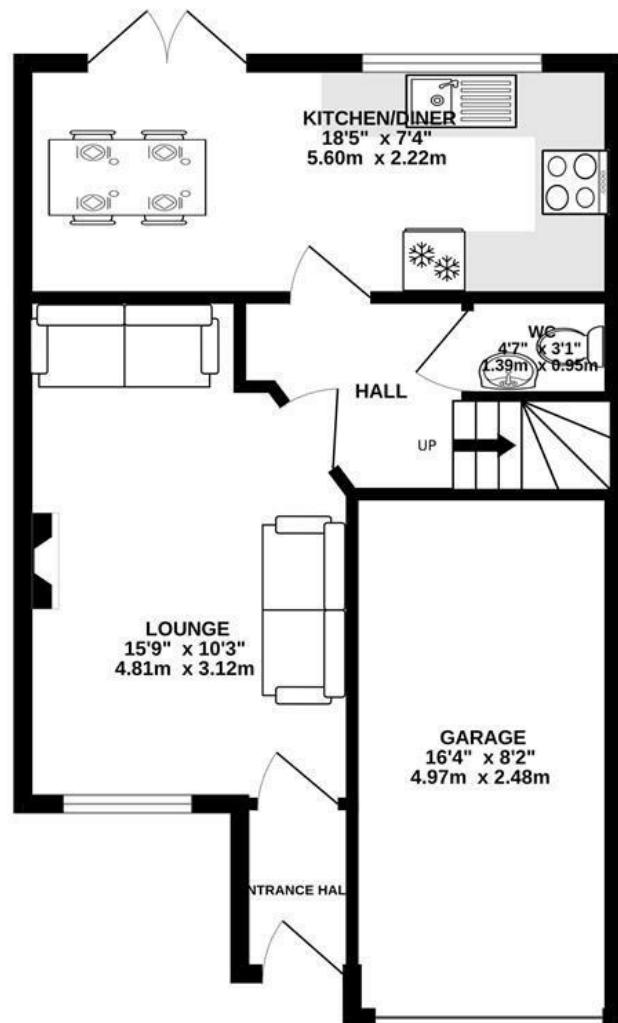




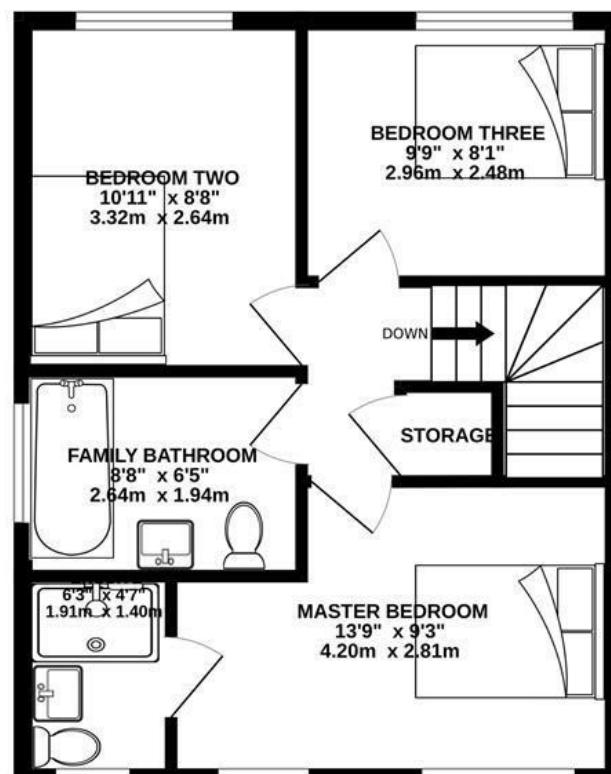


# BEN ROSE

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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	95
(81-91)	B	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

