



## **Old Thorns Crescent, Buckshaw Village, Chorley**

**Offers Over £289,995**

Ben Rose Estate Agents are pleased to market this well presented three-bedroom detached home in the highly sought-after area of Buckshaw Village, Lancashire. Situated on a quiet, family-friendly street. The property boasts a modern interior with versatile rooms and several quality of life additions including twelve solar panels and an EV charging station, adding practicality and sustainability to the home. Buckshaw Village offers an array of local amenities, including shops, cafes, and schools, while also providing excellent travel links. The nearby Buckshaw Parkway train station ensures convenient access to major cities, and the M6 and M61 motorways are just a short drive away, making this an ideal location for commuting families.

Upon entering the home, you are greeted by a welcoming reception hall that grants access to most ground floor rooms as well as a practical WC. To the front, the spacious lounge offers a relaxing retreat with ample natural light pouring in through the large window. The heart of the home is the open plan fitted kitchen/diner, featuring integrated appliances and ample worktop space. The dining area has double patio doors that seamlessly connect the indoors to the garden, making it perfect for family meals and entertaining. Completing the ground floor is a practical utility room just off from the kitchen making the ideal pantry.

Ascending to the first floor, you'll find three generously sized bedrooms, each thoughtfully designed to cater to a family's needs with the master bedroom being a true retreat, offering a fitted wardrobe, walk-in dressing room and private ensuite for added luxury.

Externally the home features a private and secure back garden with tall fences as well as its own driveway to the rear for off the road parking for several cars. Overall this is an ideal family home for those looking to move to a highly sought after area.





































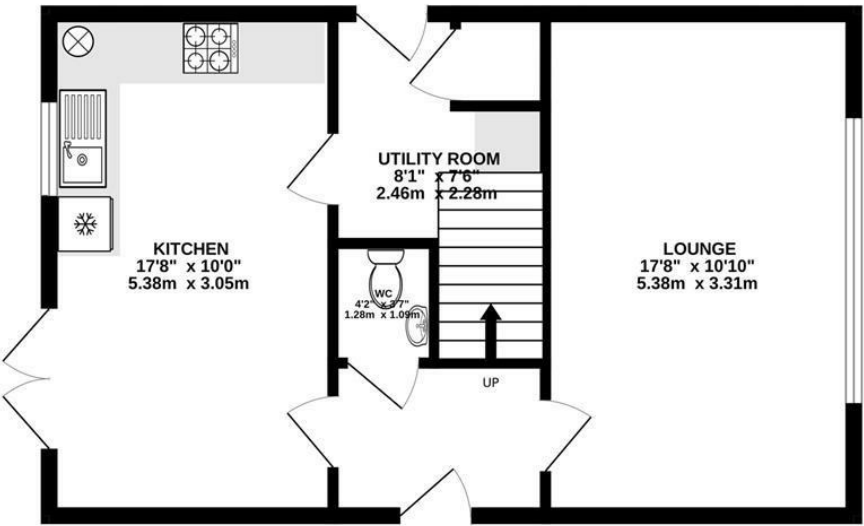




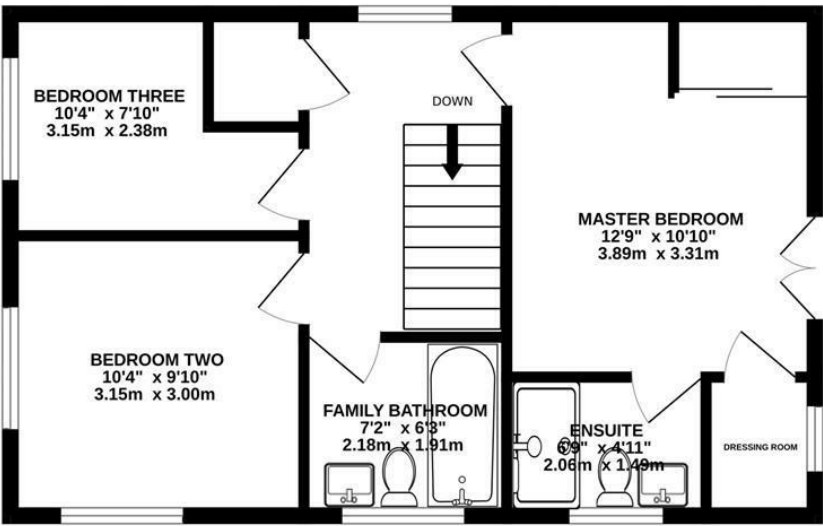


# BEN ROSE

GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		

