



## Mayflower Crescent, Buckshaw Village, Chorley

Offers Over £99,995

\*\*This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 50% of the property, with Progress Housing owning the other 50%. For enquiries regarding applications and eligibility please contact our office for more details\*\*

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom end terrace home, situated in the highly sought-after area of Buckshaw Village, Chorley. This lovely property offers an ideal opportunity for first-time buyers or families, combining comfortable living with a convenient location. The home benefits from excellent travel links, including easy access to the M6 and M61 motorways, as well as a nearby train station just a short drive away, making commuting to surrounding towns and cities simple. Buckshaw Village itself offers a range of local amenities, schools, bus routes within walking distance, and an abundance of green spaces perfect for leisurely walks and outdoor enjoyment.

Upon entering the home, you are welcomed into an entrance hallway, with a convenient WC located to the left, complete with a window. Moving through, you enter into the bright and inviting lounge, featuring a front-facing window that allows for plenty of natural light. From here, you gain access to the kitchen/dining room situated at the rear of the property. The kitchen is fitted with a range of wall and base units complemented by worktop surfaces and includes integrated appliances such as a gas hob and an oven, along with space for additional freestanding appliances. There is also access to useful under-stairs storage from the kitchen. Double doors open out from the dining area into the rear garden, creating a great space for entertaining and indoor-outdoor living.

Moving up to the first floor, the property offers three well-proportioned bedrooms. The master bedroom is positioned at the front and benefits from a large window, allowing for a bright and airy feel. Bedroom two overlooks the rear garden, while bedroom three is also front-facing and includes a useful storage cupboard above the stairs. Completing this floor is a modern three-piece family bathroom, fitted with a bath and overhead shower, as well as a window for natural light and ventilation.

Externally, the property features a driveway to the front providing off-road parking for up to two vehicles, along with a neatly presented front garden finished with slate and a paved pathway leading to the home. An electric car charging point is also installed at the front for added convenience. Gated access to the side leads through to the rear garden, which is beautifully arranged with a combination of paving, a lawn, and a patio area, as well as raised planters with established plants. The garden also benefits from an outdoor water tap and a shed equipped with electricity, along with a further enclosed seating area at the rear, ideal for relaxing or entertaining. This delightful home offers a perfect blend of comfort, practicality, and location.





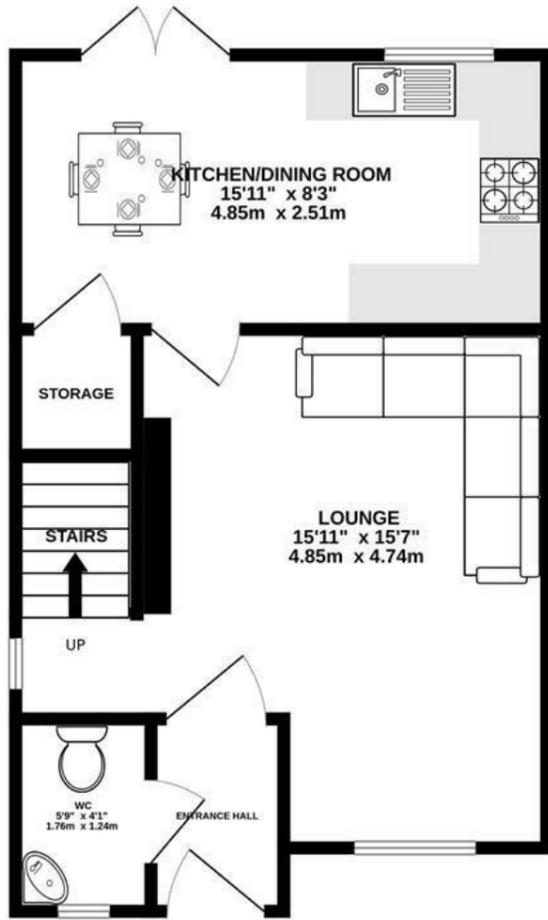




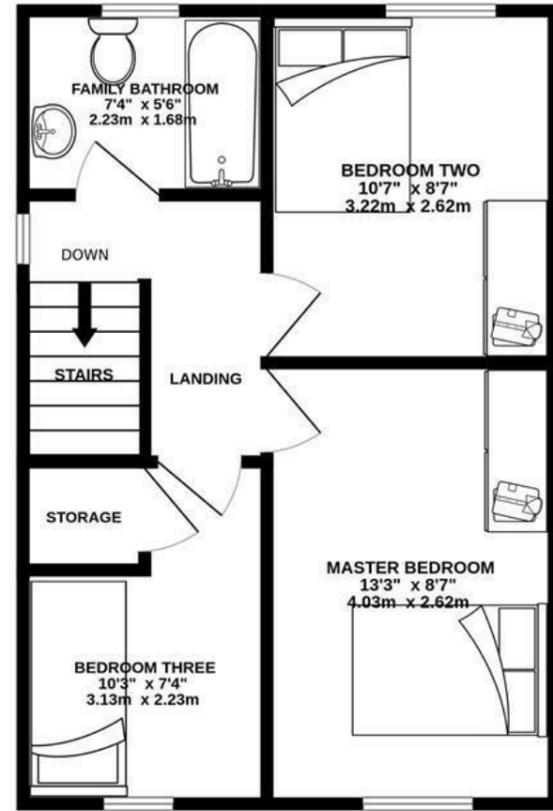




GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.

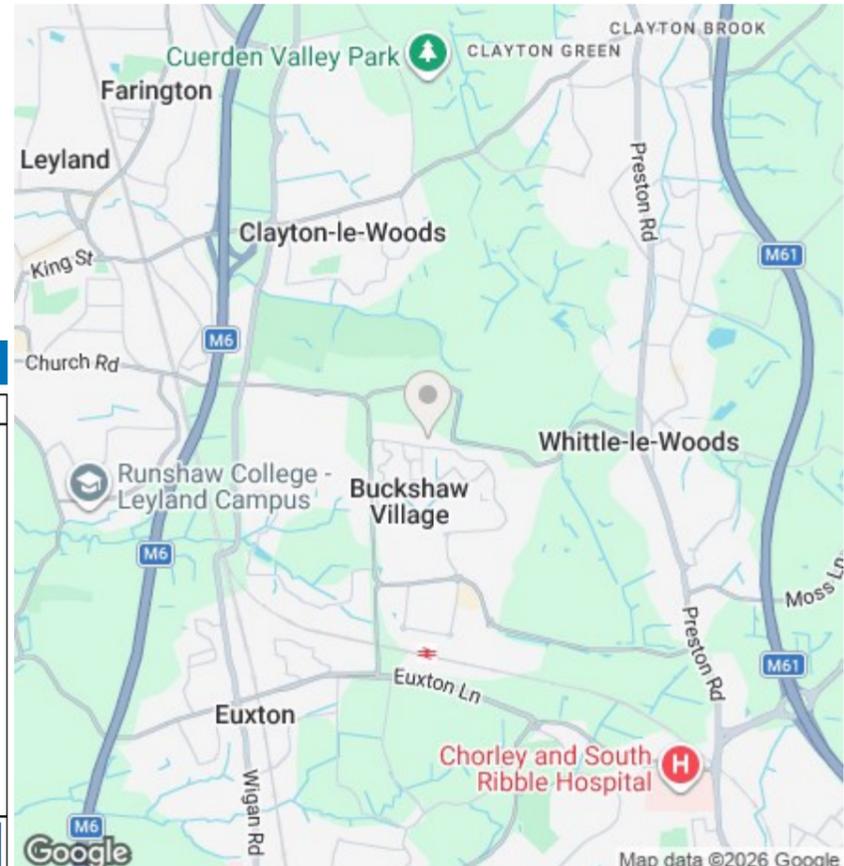


TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

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>		
(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 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	