



## Springwater Close, Buckshaw Village, Chorley

Offers Over £164,995

Ben Rose Estate Agents are pleased to present to the market this well presented, two bedroom, detached home located within a quiet cul-de-sac on a popular residential development in Buckshaw Village. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the countryside with great walks through the nearby Cuerden Valley Park. There is also direct links to both Manchester and Preston city centres. This is a must view property and is ideal for a first time buyer.

Internally, you're briefly welcomed into the entrance hall. Here you'll have access to two spacious double bedrooms, with the master benefiting from fitted wardrobes. Also off the hall lies the large under stair storage and three piece family bathroom with bath and over the bath shower.

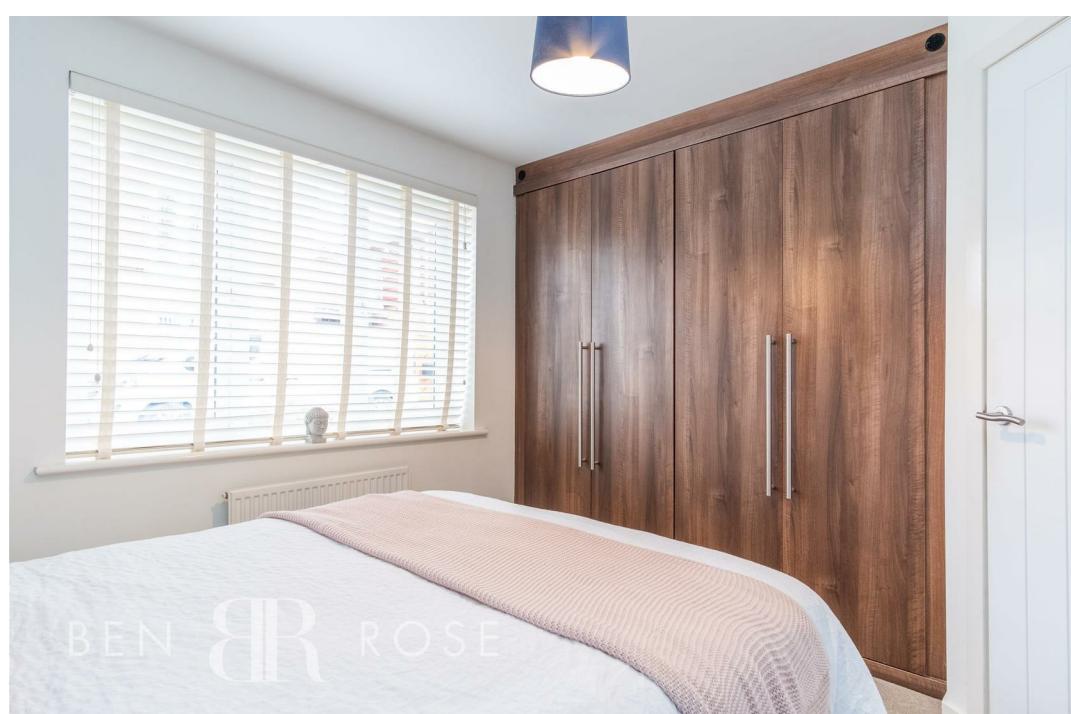
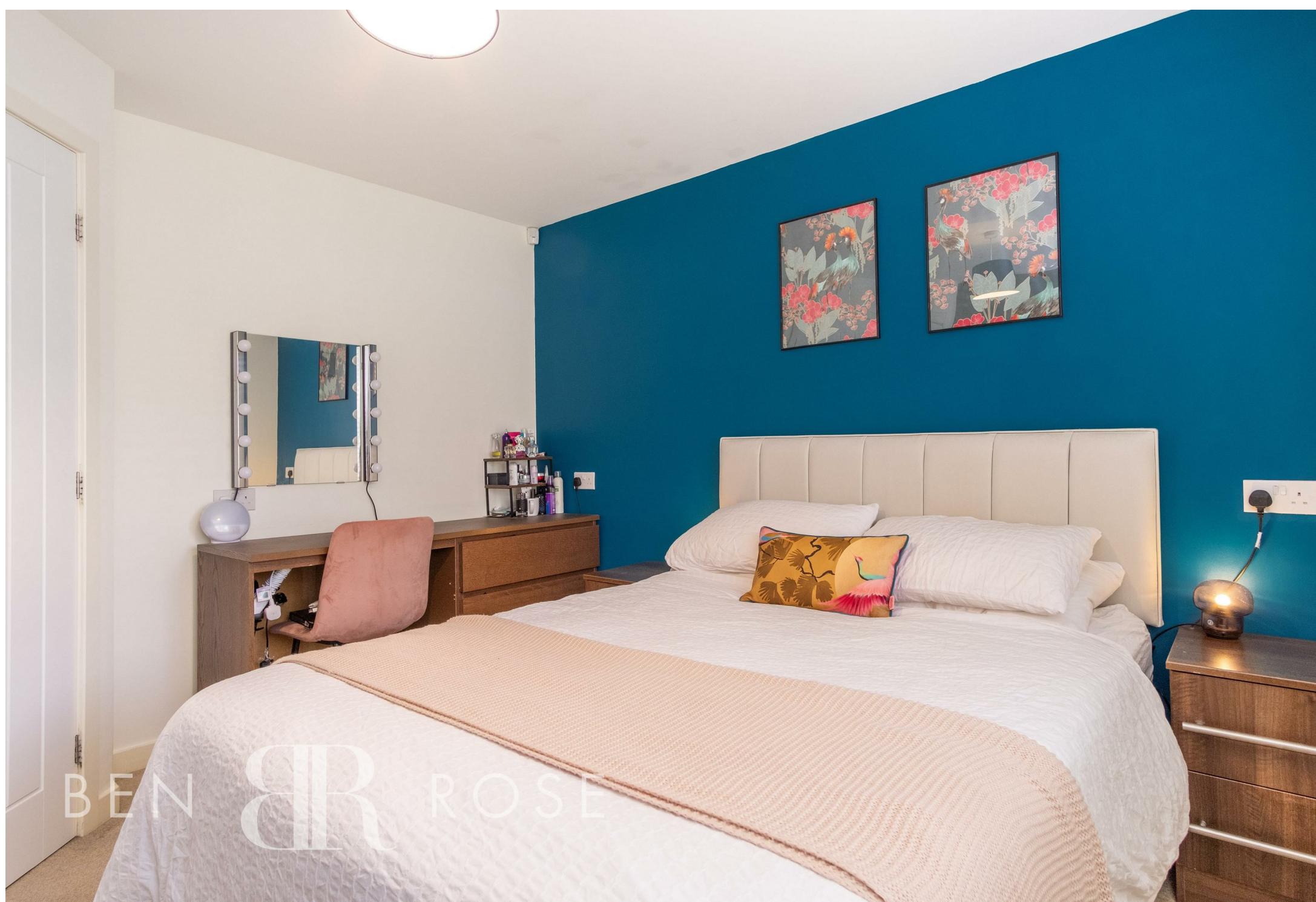
Moving upstairs, you'll find the gorgeous open-plan lounge/diner/kitchen. The lounge offers room for a two piece sofa set and compromises of a Juliette balcony and dual aspect windows, allowing for ample light.

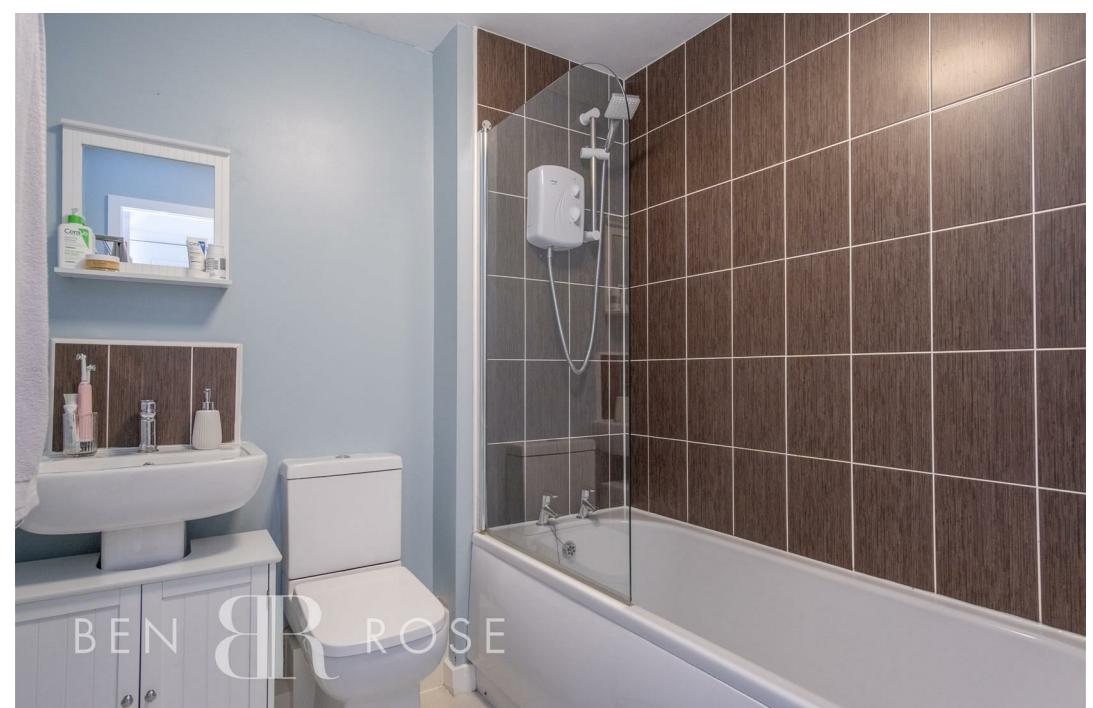
The newly fitted, modern kitchen features an integrated hob/oven, washer-dryer, fridge freezer and dishwasher with space for other freestanding appliances and a breakfast bar for four.

Just off the lounge and accessed via a single door you'll find the outdoor terrace. This is of a good size and would make the ideal hosting space in the summer months.

Externally, you'll find a gated car port with room for 2/3 cars off road and a small yard space to the rear ideal for a small shed. The rear of the home is not overlooked and enjoys views of the woods and local deer.











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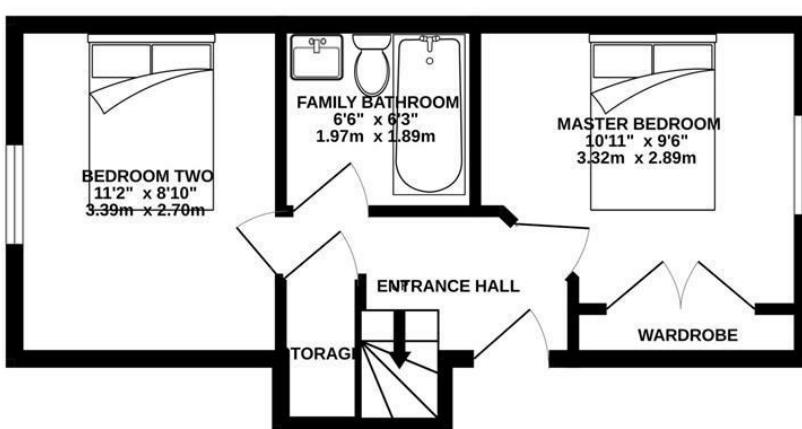


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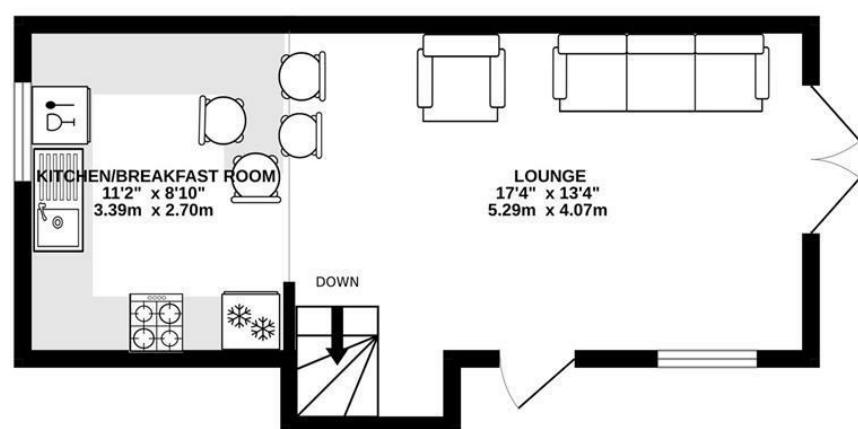


# BEN ROSE

GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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) A		90
(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	

