



## Argyll Avenue, Buckshaw Village, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this delightful, semi-detached, three-bedroom property located in the highly sought-after residential area of Buckshaw Village. This lovely family home is within commuting distance of all major northwest towns and cities via local motorways, while still enjoying the delights of the stunning Lancashire countryside. The area benefits from excellent local schools, nurseries, and amenities, making it an ideal location for families.

Upon entering the home, you are greeted by a welcoming entrance hall that includes a convenient WC, stairs to the first floor, and useful under-stair storage. To the front of the home, you'll find a spacious lounge featuring a large bay window that allows natural light to flood the room, and a charming fireplace that adds a cozy touch. At the rear, the expansive open-plan kitchen/dining room boasts ample wall and base units, an integrated fridge/freezer, hob/oven, and dishwasher. There is also a utility cupboard equipped with a washing machine and dryer. This area offers plenty of room for a large family dining table, and the patio doors provide easy access to the rear garden, perfect for entertaining.

Moving to the first floor, the spacious landing leads to three well-proportioned double bedrooms. The master bedroom and the second bedroom both feature integrated storage cupboards, with the master also offering a three-piece ensuite. A storage cupboard off the landing provides additional space, and the family bathroom is fitted with a three-piece suite, including an over-the-bath shower and integral storage cupboard.

The exterior of the home includes a driveway that can accommodate two cars, leading up to a detached single garage. The front garden is easy to maintain and is lined with a hedge. The large rear garden is perfect for family activities, featuring a well-kept lawn, a patio area for outdoor dining, and tall fencing that provides privacy. This charming property offers a perfect blend of comfort and convenience, making it an ideal family home.





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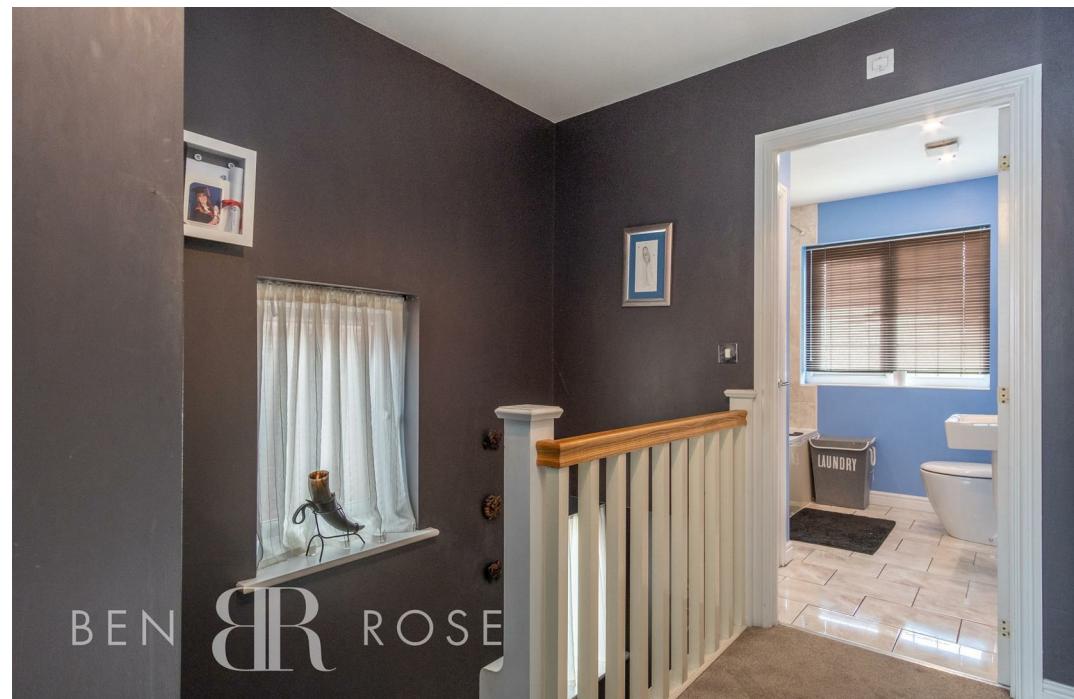
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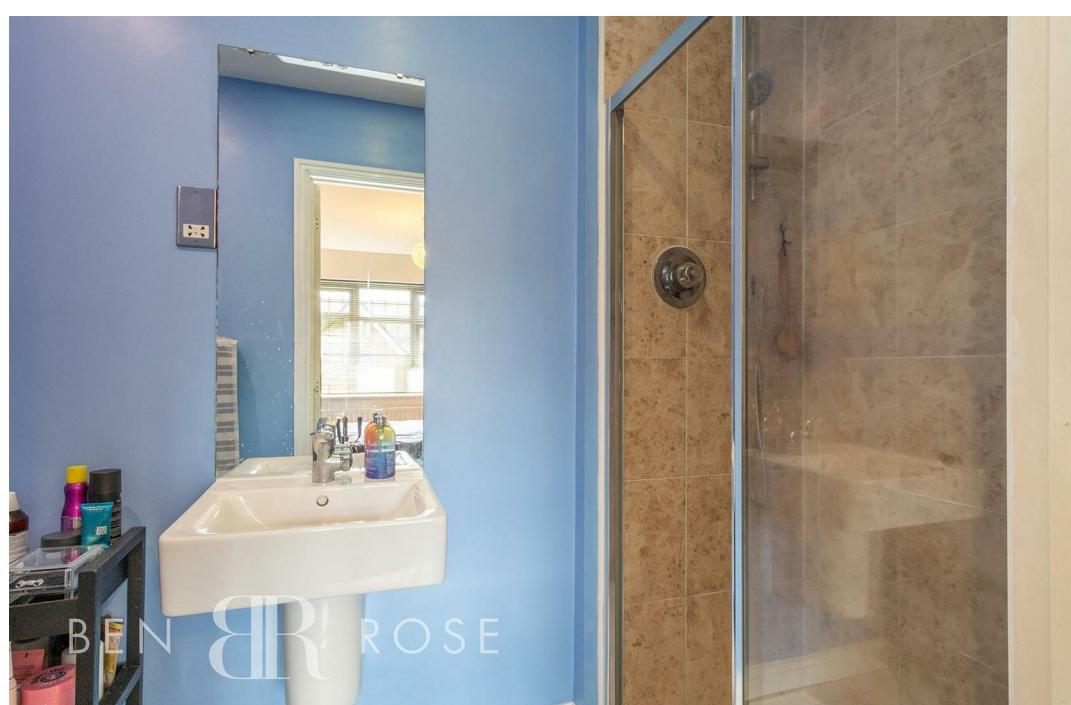


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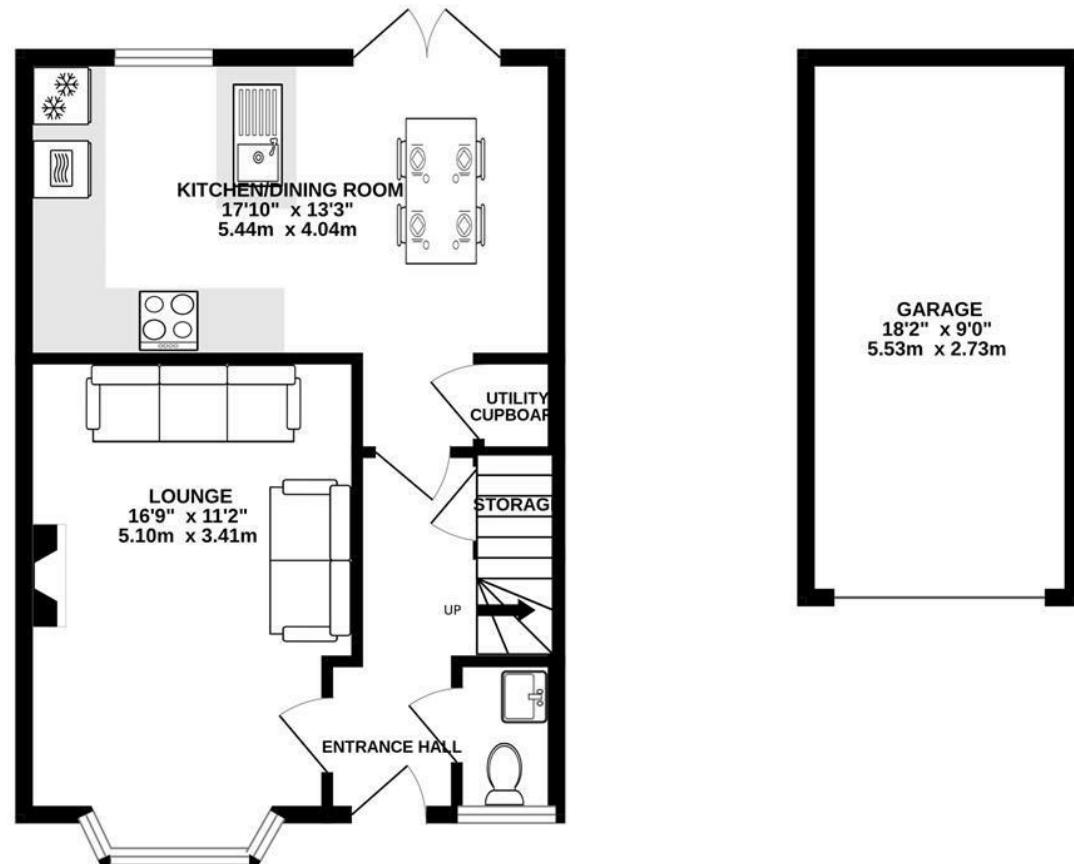
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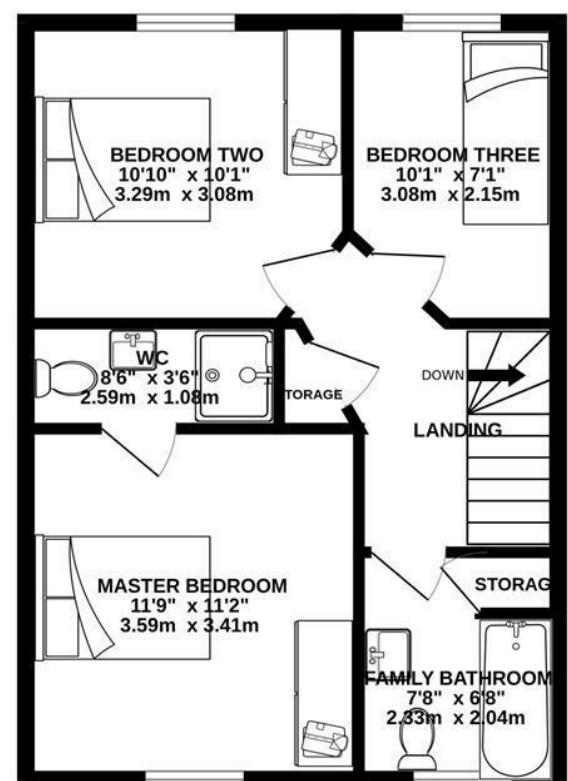


# BEN ROSE

GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.8 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<br>(92 plus) A |                         |           |
| (81-91) B  |                         | 88        |
| (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<br>(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 |           |

