



## Old Thorns Crescent, Buckshaw Village, Chorley

**Offers Over £194,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom mid-terrace home, ideally suited to first-time buyers or those looking to downsize. Situated in the popular Buckshaw Village area of Lancashire, the property offers a practical and comfortable layout with modern touches throughout, including an energy-efficient setup and a recently installed boiler. Buckshaw Village is well regarded for its excellent local amenities, including shops, supermarkets, cafés and leisure facilities, all within easy reach. The property is ideally positioned for commuters, with Buckshaw Parkway train station close by, offering direct links to Preston and Manchester, while excellent road connections via the M6, M61 and M65 provide convenient access to surrounding towns and cities such as Chorley and Leyland.

Entering the property through a welcoming vestibule, you are immediately greeted by the staircase leading to the first floor. This space opens into the kitchen, which has been thoughtfully opened up to incorporate a central dining area, creating a sociable and functional heart to the home. The kitchen is fitted with an integrated oven and provides ample space for everyday cooking and dining. Just off the kitchen is a useful storage cupboard along with a ground floor WC. To the rear of the property is a spacious lounge, offering a comfortable living space and benefiting from French doors that open directly out into the garden, allowing plenty of natural light to flow through.

The first floor comprises three bedrooms, making the home versatile and well suited to a range of buyers. The master bedroom and second bedroom both benefit from fitted wardrobes, providing excellent storage solutions. The third bedroom is a flexible space, ideal for use as a home office, nursery or occasional guest room. The layout of the first floor is practical and well balanced, catering perfectly to modern living requirements.

Externally, the property offers two allocated parking spaces to the front, ensuring convenient off-road parking. To the rear is a generously sized, west-facing garden, which enjoys plenty of sunlight throughout the year. The garden features a spacious seating area, ideal for outdoor dining or relaxing, along with a well-maintained lawn.

Overall, this is an energy-efficient, low-maintenance home in a sought-after location, offering comfortable living and excellent connectivity, making it a fantastic opportunity for buyers looking to settle in the heart of Buckshaw.





















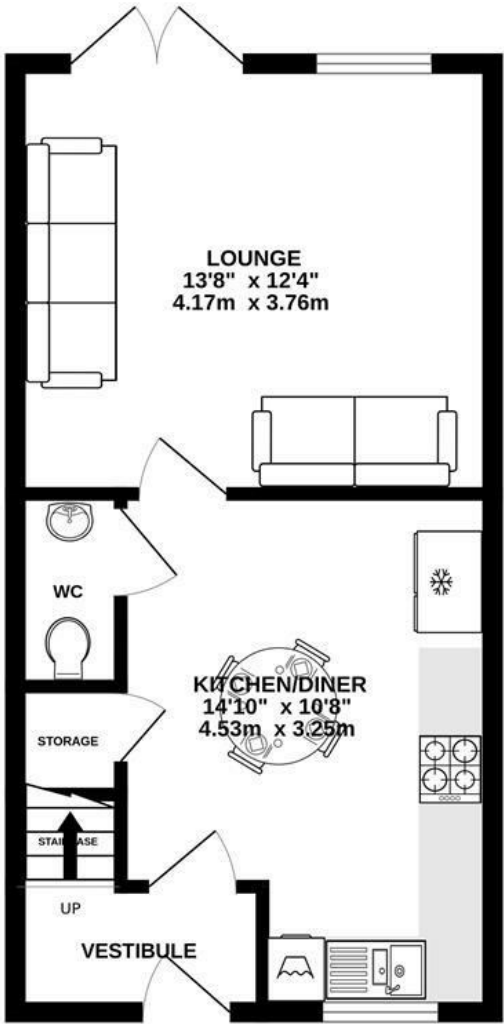




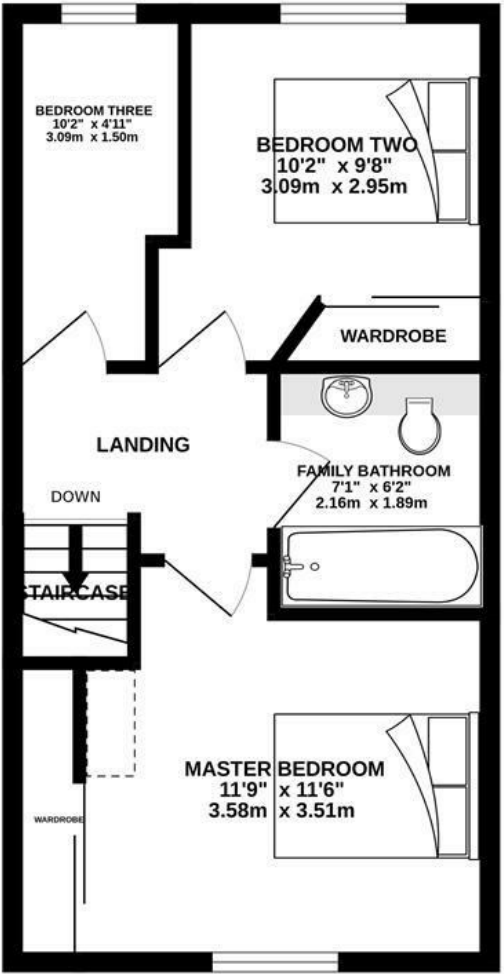


# BEN ROSE

GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.2 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		
(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	

