



Marine Crescent, Buckshaw Village, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this beautiful, three-bedroom, semi-detached property set over three floors in the sought-after Buckshaw Village. This ideal family home offers an abundance of versatile space throughout. Located near local shops and supermarkets, it is only a short drive to both the towns of Chorley and Leyland. Excellent travel links are available via the nearby Buckshaw Parkway train station, with direct routes to Manchester and Preston, as well as the M6, M61, and M65 motorways. The property is also within a few minutes walk to Trinity School and close to children's parks, making it perfect for families.

As you enter the home, you are welcomed by a bright entrance hall providing access to the majority of the ground floor rooms. A convenient storage cupboard, stairs, and a newly fitted WC are situated off the entrance hall. To the left, you will find the modern kitchen, complete with integrated fridge, new hob/oven, sink, and tiles, alongside a breakfast bar for two.

Continuing through, the hall leads you to the expansive lounge/diner, boasting a large under-stair storage cupboard and ample space for a family dining table and large sofa set. Patio doors open into the conservatory, which is of a good size and versatile in use, making it the ideal playroom, home office, or summer dining area.

Moving to the first floor, you will find two spacious double bedrooms and the three-piece family bathroom features an over-the-bath shower.

On the second floor, the master bedroom awaits. Spanning the length and width of the home this delightful space comes complete with a dressing room and a newly-fitted three-piece ensuite shower room. The master bedroom also includes a storage cupboard and skylights that bathe the room in natural light.

The exterior of this home is equally impressive. The front driveway can accommodate one car and leads to a single garage, offering potential for conversion, storage, or additional parking. The easy-to-maintain rear garden features astroturf and a patio, lined with tall fencing for privacy and with access to the garage.

This family-friendly home has been meticulously maintained by its only owner, with new carpets and flooring fitted throughout, a newly installed boiler in 2021, and fresh decoration making it ready to move in. With its excellent location and modern amenities, this property offers a perfect blend of comfort and convenience.





















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TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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