



## **Liverpool Walk, Buckshaw Village, Chorley**

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom property, located in the highly sought after area of Buckshaw Village, Chorley. An ideal first-time buyer home, it is positioned on a quiet pedestrian-only street with a charming green walkway and landscaped surroundings, creating a peaceful, community-friendly setting with no through traffic. The property is just a short drive from Chorley town centre and is surrounded by excellent local schools, supermarkets, and amenities. For commuters, Buckshaw Parkway train station and the nearby M6 and M61 motorways provide superb transport links. Early viewing is highly recommended to avoid any potential disappointment.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left sits the contemporary fitted kitchen, equipped with fully integrated appliances including a fridge, freezer, oven, hob, and microwave. Convenient cloakroom storage and a utility cupboard can also be found off the hallway. Completing the ground floor is the spacious lounge/diner, which boasts sliding patio doors opening directly onto the rear garden.

Upstairs, you will find two well-proportioned double bedrooms, with the second bedroom benefiting from built-in storage. Additional storage is available on the landing, and the modern three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the rear of the property features a generously sized garden with a laid lawn and flagged patio — ideal for relaxing or entertaining. The home further benefits from two allocated parking spaces.





















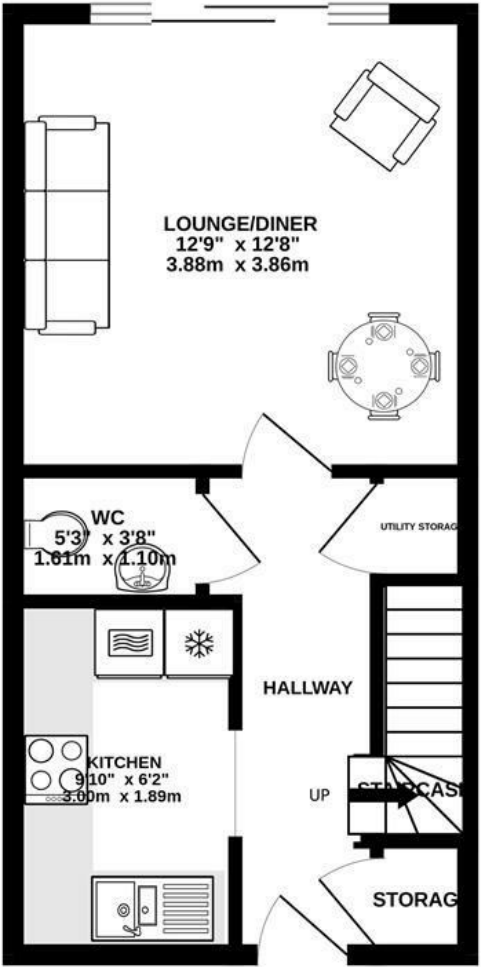




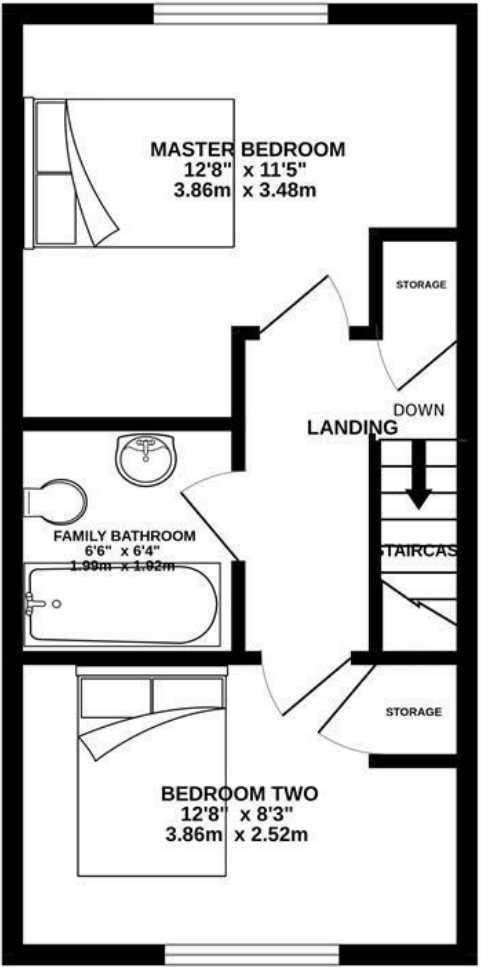


# BEN ROSE

GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 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		75
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



