



## Brookwood Way, Buckshaw Village, Chorley

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this two-bedroom, end-terraced home, offered with NO ONWARD CHAIN and positioned in the ever-popular Buckshaw Village. Ideal for first-time buyers, this property provides a fantastic blank canvas ready for personalisation. Buckshaw Village is well regarded for its excellent local amenities, including supermarkets, eateries, schools, and leisure facilities. For commuters, Buckshaw Parkway train station is within easy reach, offering direct links to Manchester and Preston, while strong bus routes and nearby access to the M6, M61, and M65 motorways make travel straightforward. Chorley, Leyland, and Preston are all easily accessible, offering further shopping, dining, and entertainment options.

Stepping into the home, you are welcomed by a compact vestibule that leads into the main ground floor spaces and provides access to the staircase. The majority of the ground floor is open plan, creating a bright and social layout that incorporates the lounge and kitchen. The kitchen features a range of integrated appliances and flows effortlessly into the lounge area, making it ideal for relaxing or entertaining. From here, there are French doors that open directly out to the garden, filling the room with natural light, while a conveniently placed WC is located just off the main living space.

To the first floor, you will find two well-proportioned double bedrooms, both offering a comfortable amount of space for furnishings and storage. The floor is completed by a three-piece family bathroom, fitted with a bathtub and an over-the-bath shower, providing a practical suite for everyday use.

Externally, the property benefits from on-street parking to the front, alongside a fenced front garden with a lawned area that adds a touch of greenery. To the rear is a good-sized, private garden, ideal for first-time buyers wanting outdoor space without excessive maintenance. It features a patio area directly off the property, leading to a central artificial lawn, and a further seating area positioned at the far end of the garden—an ideal spot for relaxing in a more secluded setting. There is also an off road parking space to the rear.

Overall, this is a brilliant opportunity to secure a well-located home in Buckshaw Village that offers convenience, potential, and a welcoming layout.





















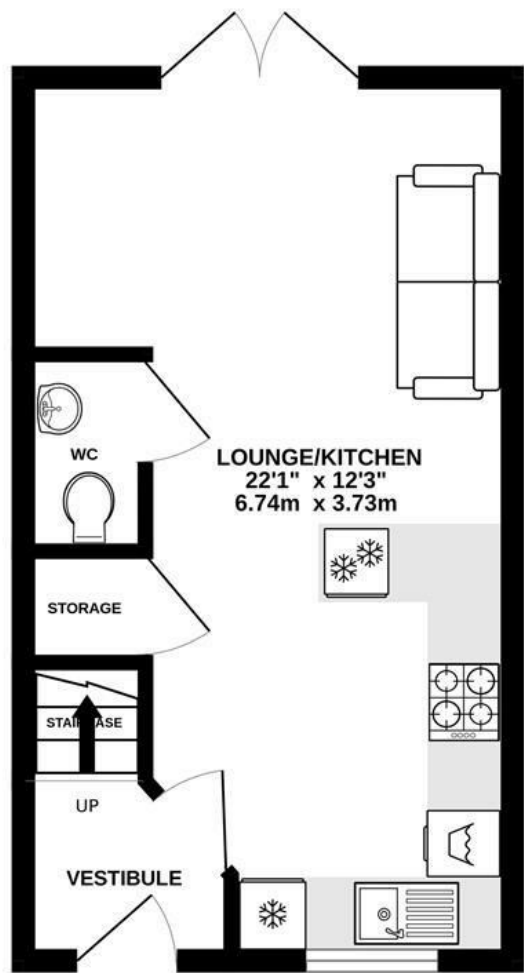




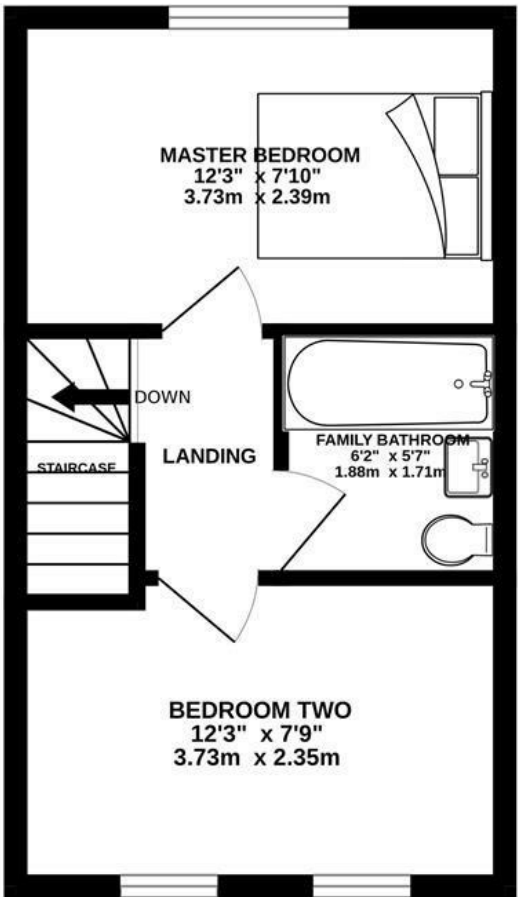


# BEN ROSE

GROUND FLOOR  
271 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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 |                         |           |
|                                             | 86                      | 88        |
| 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 |           |

