



Brookwood Way, Buckshaw Village, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, situated within the highly sought-after Buckshaw Village development. Perfectly suited to families, this modern home is neutrally decorated throughout and ready to move straight into, offering stylish and practical living accommodation across two floors. Buckshaw Village remains one of Lancashire's most popular residential locations thanks to its excellent range of local amenities including supermarkets, cafés, restaurants, schools, gyms, and leisure facilities, all within easy reach. The property also benefits from fantastic transport links, with Buckshaw Parkway train station providing direct routes to Manchester, Preston, and beyond, alongside excellent access to the M6, M61, and M65 motorways, making it ideal for commuters.

Internally, the property welcomes you into a bright entrance hall complete with a convenient ground floor WC. To the front is a spacious lounge featuring a large window that allows plenty of natural light to fill the room, alongside useful understairs storage. Moving towards the rear of the home, you'll find the impressive kitchen diner, beautifully finished with modern cabinetry and generous worktop space. The kitchen benefits from a range of integrated appliances including a fridge freezer, dishwasher, washing machine, and oven with hob, whilst still offering ample room for a family dining table. Double doors lead directly out to the rear garden, creating a wonderful space for both everyday living and entertaining.

To the first floor, the property offers a generously sized master bedroom complete with built-in storage and a modern ensuite shower room. There is a further double bedroom alongside a comfortable single bedroom, ideal for a child's room, nursery, or home office. The landing also benefits from an additional storage cupboard, whilst a contemporary family bathroom completes the first floor accommodation.

Externally, the property enjoys a small gated front garden alongside a driveway providing off-road parking for two vehicles. To the rear is a well-maintained lawned garden with a flagged patio seating area, offering the perfect outdoor space for relaxing, entertaining, or enjoying family time during the warmer months. Combining modern presentation, practical living space, and an excellent location, this is a fantastic opportunity to acquire a move-in ready family home within the heart of Buckshaw Village.





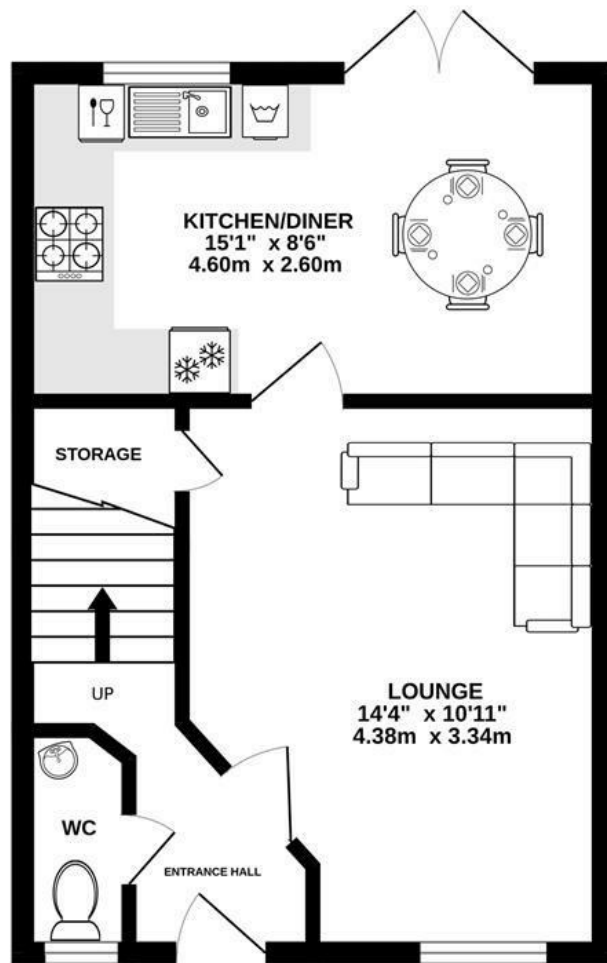




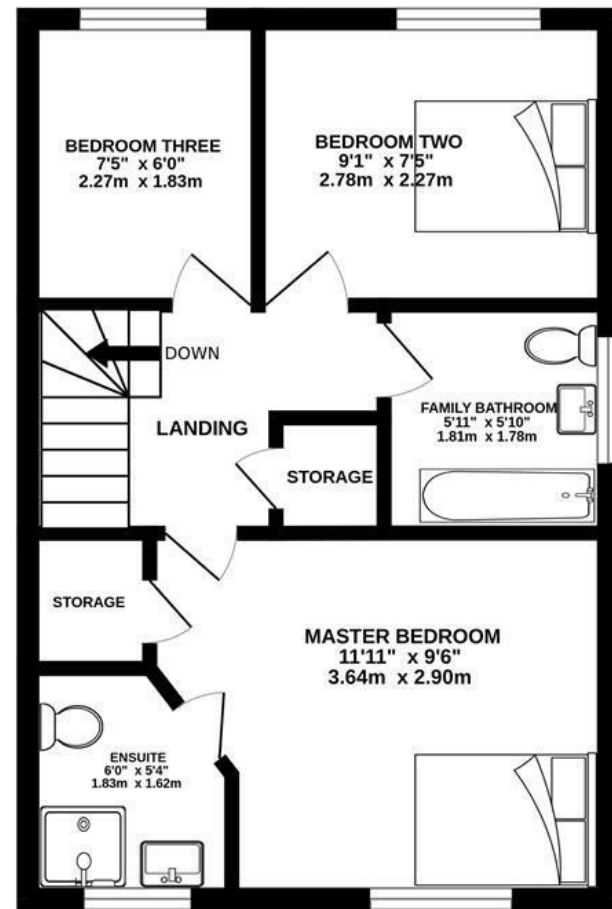




GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 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		96
(81-91) B	83	
(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 (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

