BEN ROSE



Buckshaw Hall Close, Chorley

Offers Over £144,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom terraced home, situated within a quiet cul-de-sac in the popular residential area of Astley Village, Chorley. Offering well-proportioned accommodation throughout, a versatile layout and a secluded rear garden, this property presents an excellent opportunity for families seeking a comfortable home in a well-connected yet peaceful setting. Astley Village is ideally positioned for access to a range of everyday amenities, including local shops, supermarkets, schools and leisure facilities, with Chorley town centre providing a wider selection of retail outlets, cafés, restaurants and essential services. For commuters, Chorley railway station offers connections to Preston and Manchester, while convenient access to the A6, M61 and M6 provides straightforward travel across Lancashire and towards Greater Manchester and the wider North West. With nearby parks, green spaces and family-friendly facilities, the location combines practical convenience with an appealing residential atmosphere.

Stepping inside, the welcoming reception hall immediately creates a bright and airy first impression, with the staircase positioned off to one side and access to the principal ground-floor rooms. An integrated storage cupboard provides useful space for household essentials, while a convenient two-piece WC adds practicality for busy family life. To the left, the spacious lounge and dining room offers an inviting setting for both everyday relaxation and entertaining. The lounge area features vinyl plank flooring and a front-facing window that allows natural light to filter into the room. Continuing into the dining area, there is ample space for a family dining table, with a rear-facing sliding patio door that leads out to the rear garden creating a natural connection between the living spaces. Completing the ground floor, the modern fitted kitchen benefits from a range of integrated appliances, terracotta tiled flooring and a window overlooking the rear garden. An external door provides direct access outside, making the space particularly practical for everyday family living.

Moving upstairs, the first floor accommodates three bedrooms, offering flexibility for growing families, guests or those requiring space to work from home. The master bedroom enjoys a rear-facing window overlooking the garden, creating a pleasant outlook, while bedroom two benefits from a front-facing window. Bedroom three also overlooks the rear garden, making the most of the property's more secluded aspect. Serving all three bedrooms is a generously proportioned four-piece family bathroom, comprising a statement roll-top bath with a hand shower, a large walk-in shower and tiled flooring. This spacious arrangement provides the convenience of both a relaxing bath and a separate shower, catering comfortably to the demands of a busy household.

Externally, the property occupies a pleasant position within this quiet cul-de-sac, with readily available residential parking to the front. A small gravelled front garden, enclosed by a mature hedge, provides an attractive approach, while the entrance door is sheltered by an open porch with a tiled roof and an external storage room offering additional practical space. To the rear, the secluded flagged garden provides a private outdoor setting, with mature planting, established bushes and trees positioned around the boundaries and interspersed throughout, creating a sense of greenery and enclosure. A small brick outbuilding and greenhouse offer useful storage and gardening potential, while a wooden gate in the rear-right corner provides access to the service road behind. Combining three well-proportioned bedrooms, versatile reception space, a modern fitted kitchen and a private rear garden, this appealing home offers an excellent opportunity for families seeking a peaceful setting with convenient access to Chorley's amenities and transport links.













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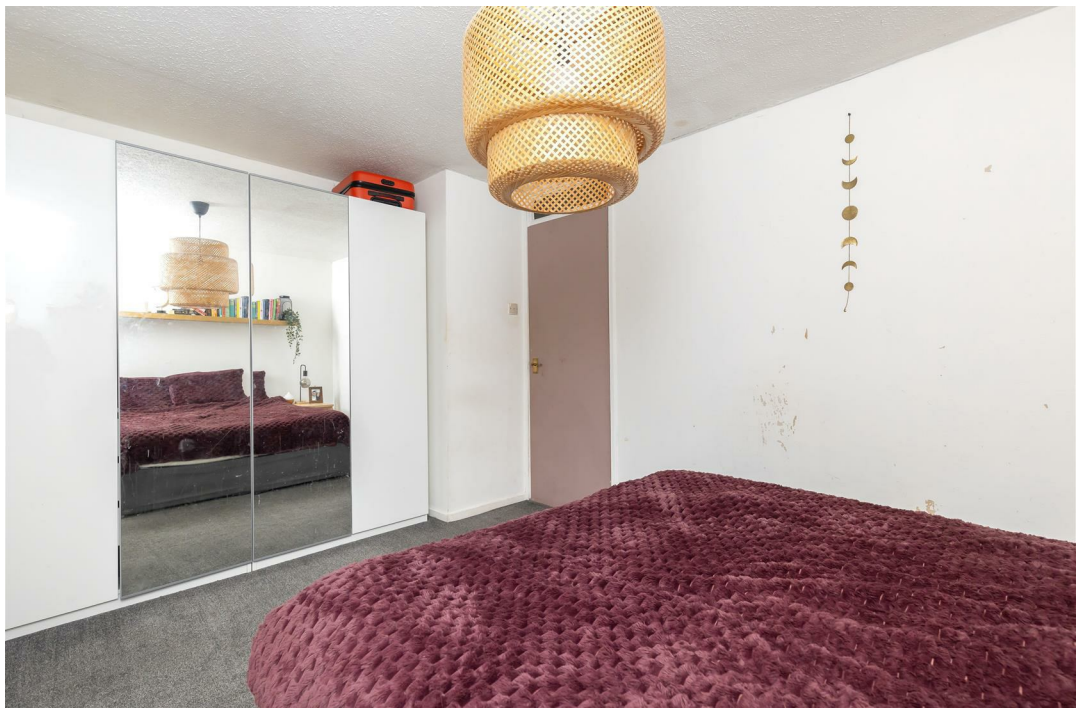




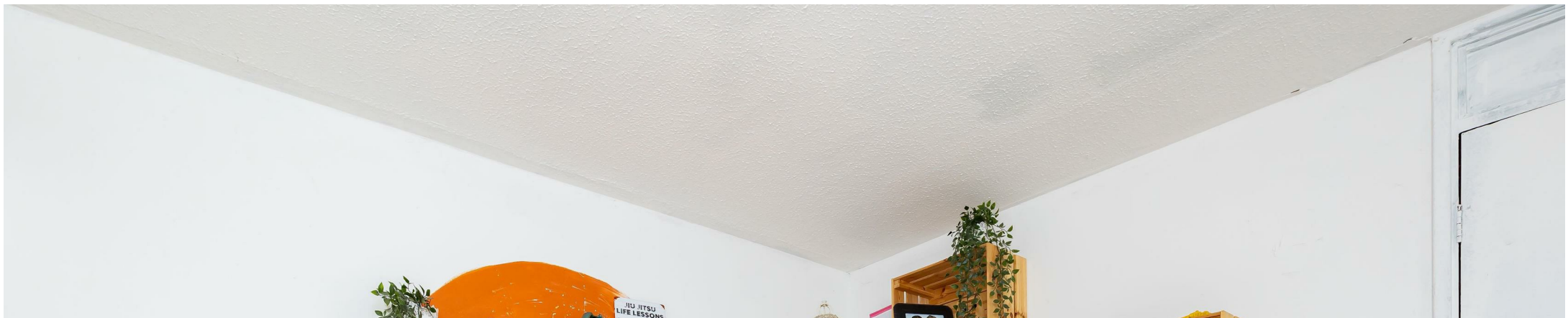




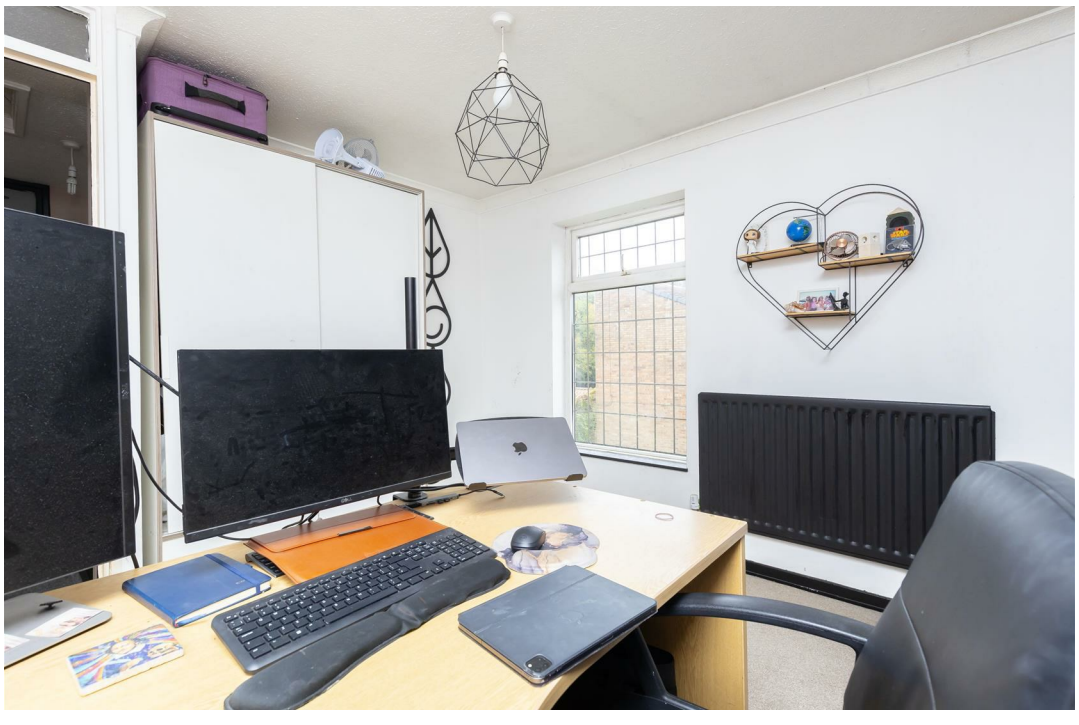
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LIFE LESSONS






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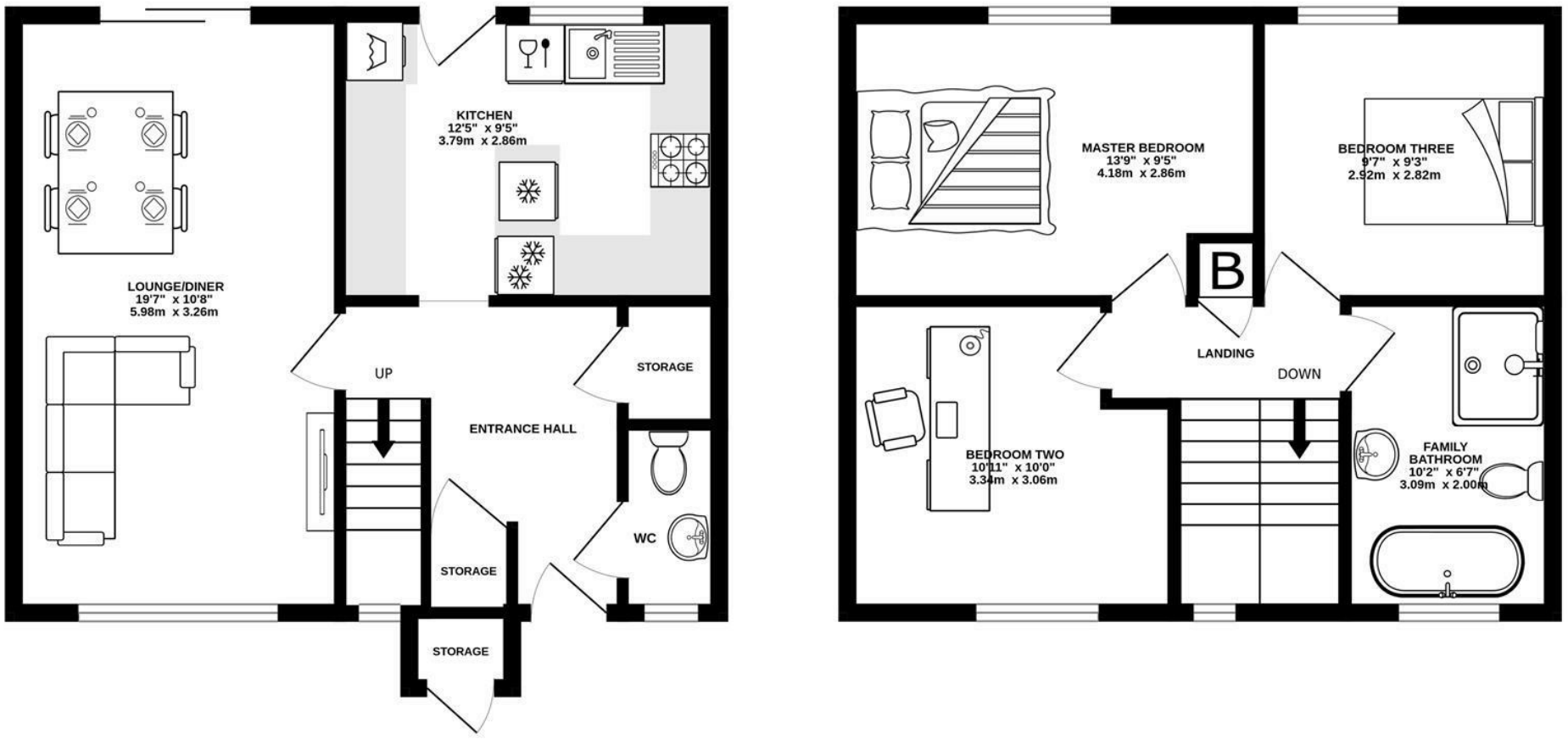




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GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

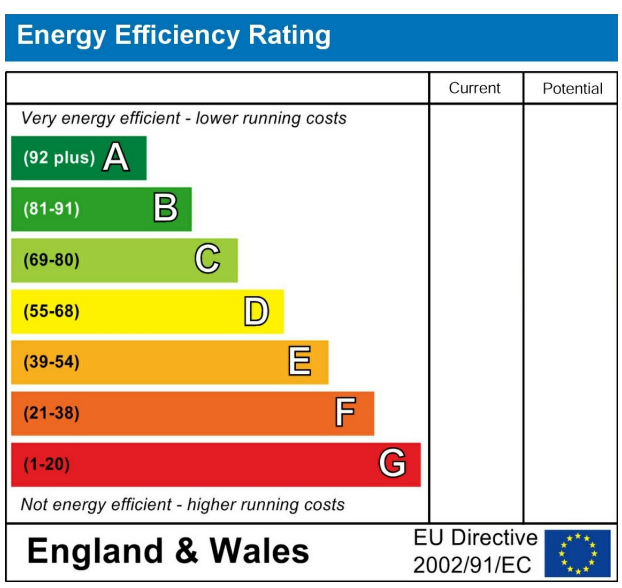
1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.

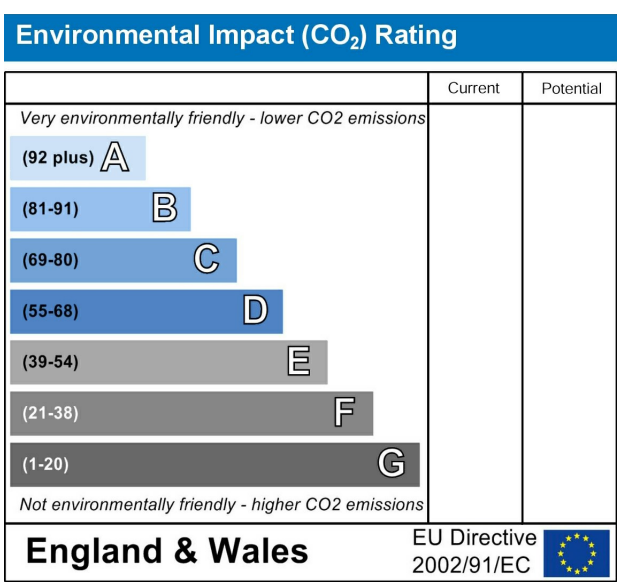


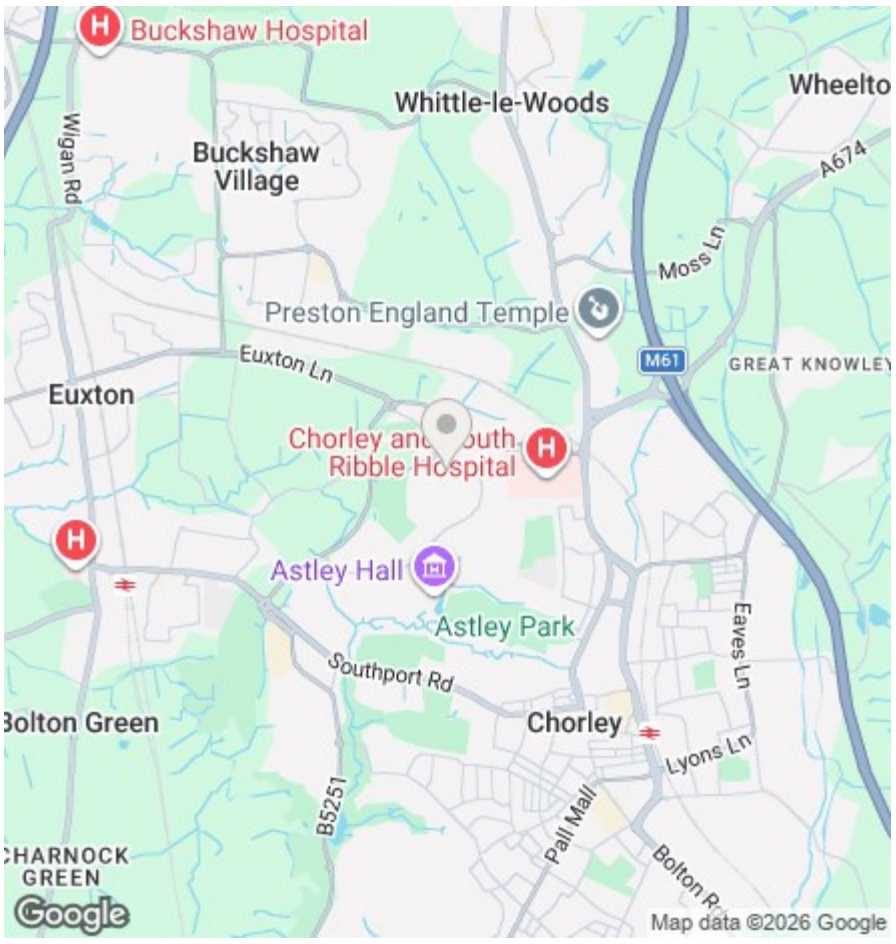
TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

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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