



Atlas Avenue, Buckshaw Village, Chorley

Offers Over £324,995

Ben Rose Estate Agents are delighted to present to the market this beautifully presented four-bedroom detached property in the much sought-after residential area of Buckshaw Village. The home, situated on a large corner plot, is an ideal family home, offering abundant space throughout. Conveniently located, the property is only a short drive to both the towns of Chorley and Leyland and is surrounded by superb local schools, shops, and amenities. Fantastic travel links are also available via the nearby Buckshaw Parkway train station and the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hallway housing the stairs to the upper level and providing through access to all the rooms on the ground floor. Moving in a counter-clockwise direction, you will first enter the spacious lounge, spanning the full length of the property. It benefits from a front-facing window overlooking the front aspect and double patio doors leading out to the garden. Moving back through the hall, you will find the modern kitchen/dining room with dual-aspect windows allowing plenty of natural light. The kitchen features modern wall and base units with complimentary work surfaces, an integrated oven/hob, and additional space for freestanding appliances. The space offers ample room for a large family dining table. A convenient WC located off the entrance hall completes the ground floor.

Moving upstairs, you will find four double bedrooms, with the master and bedroom two benefiting from three-piece en-suite shower rooms. Additional storage can be found on the landing, and a three-piece family bathroom completes this floor.

Externally, the front of the property boasts a well-maintained lawn garden encircling the front, complemented by two driveways to the front and side of the property, providing off-road parking for multiple vehicles. To the rear, there is a generously sized, wall-enclosed garden, predominantly laid to lawn, featuring patio decking areas. The garage, equipped with power and lighting, has external access from both the garden and the second driveway.









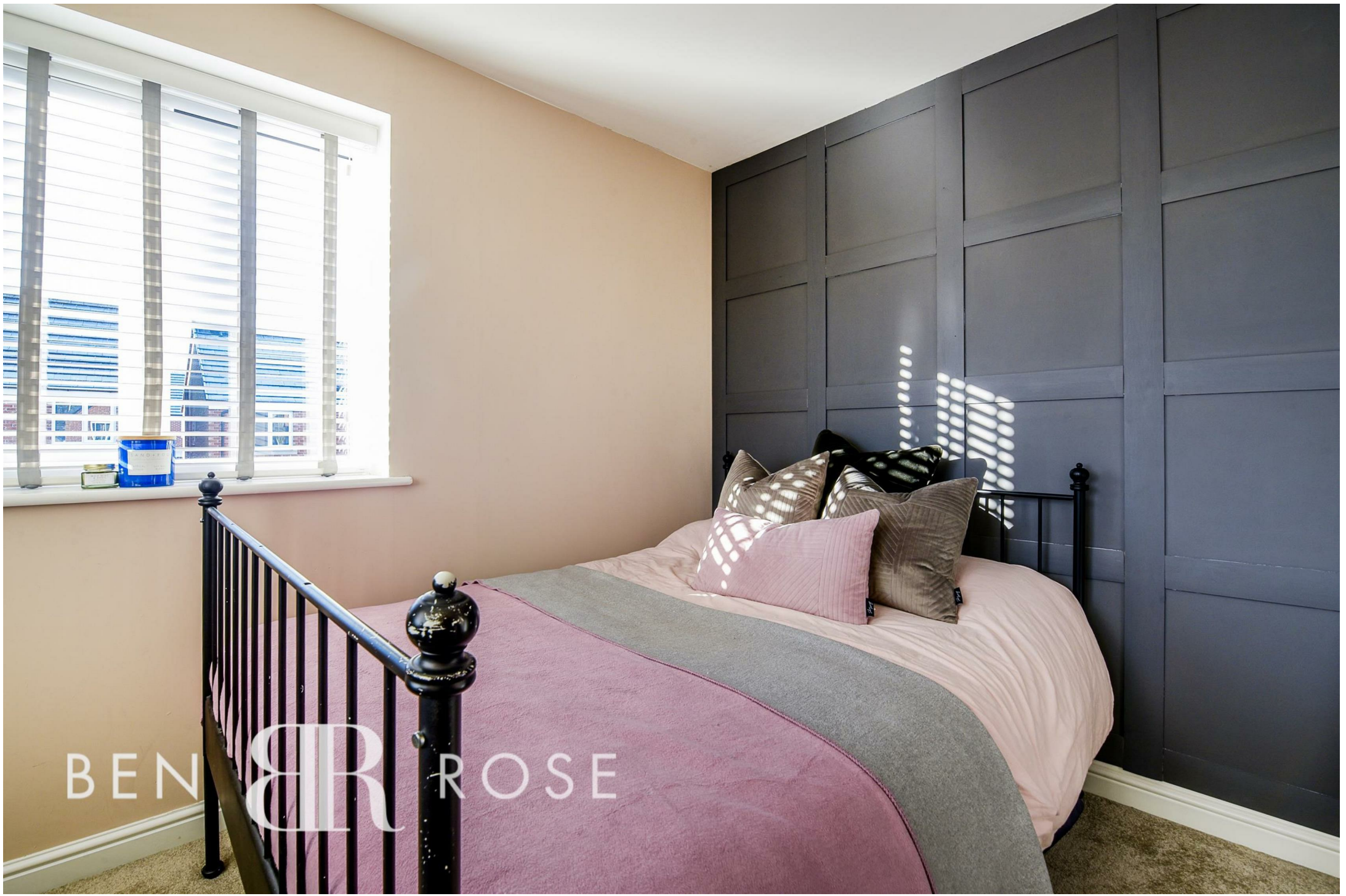


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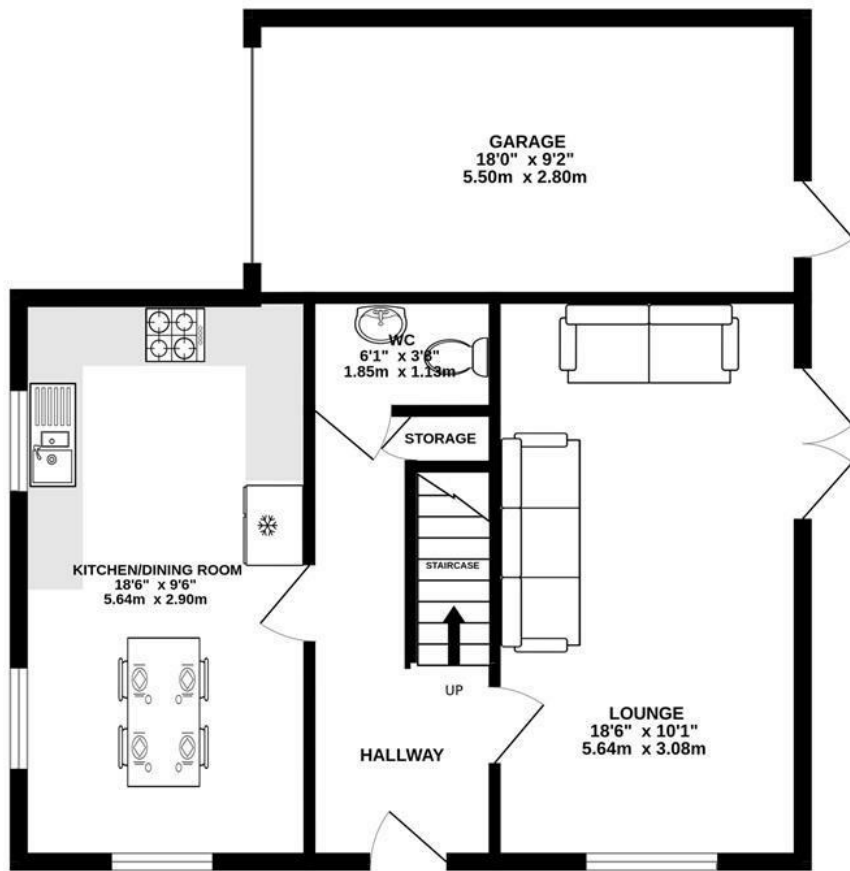


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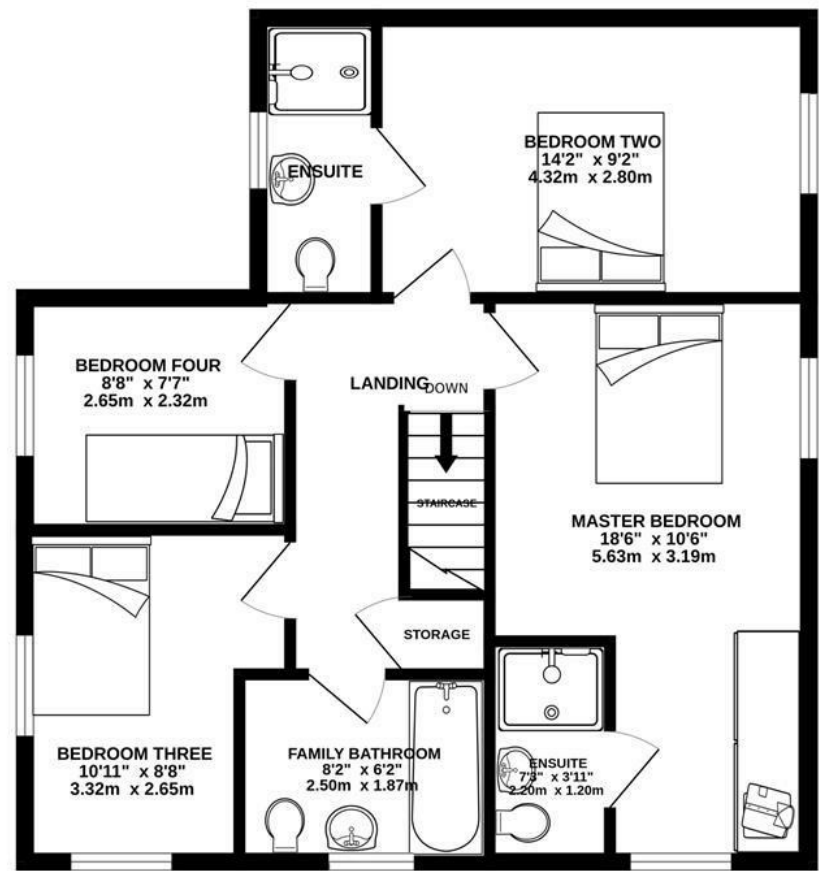




GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



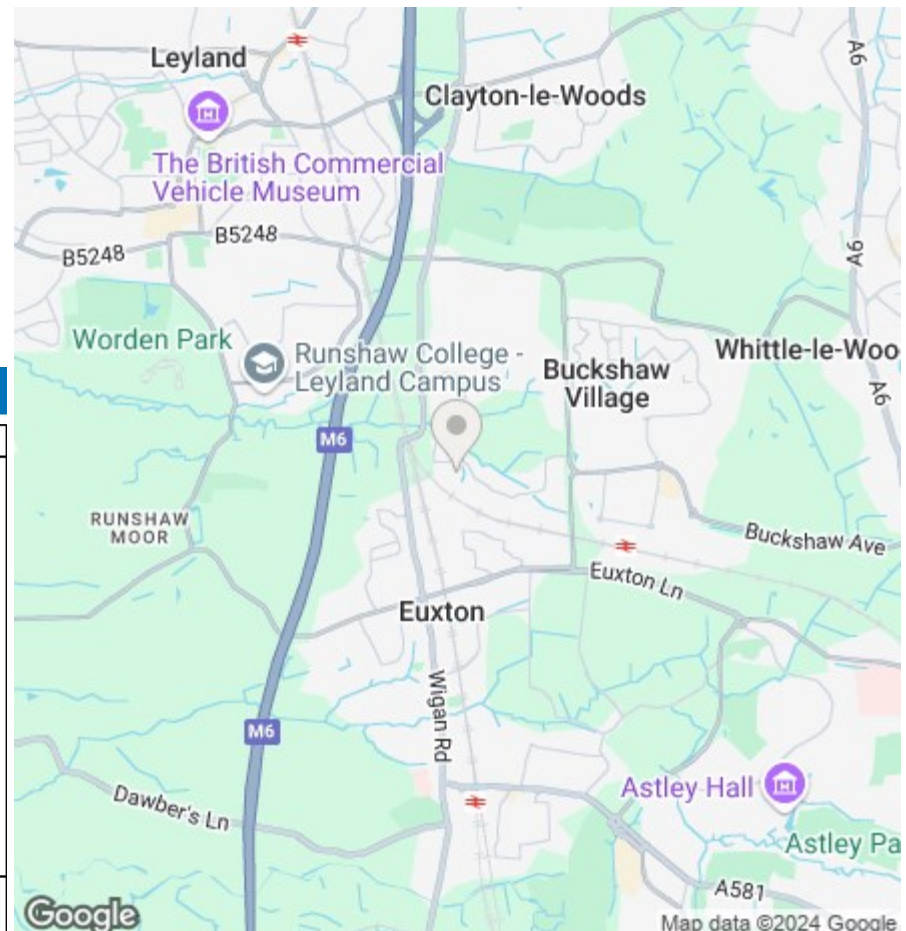
1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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		93
(81-91) B	84	
(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	