



Blacksmith Walks, Buckshaw Village, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious and well-presented four bedroom mid- mews set over three floors and located within a popular residential area of Buckshaw Village. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61), benefiting from excellent local schools/nurseries, great local amenities, pubs and restaurants and leisure facilities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

On the ground floor, the property features two well-proportioned double bedrooms, one of which currently serves as a second lounge. Additionally, this floor boasts a convenient WC and utility room equipped with a sink and space for freestanding appliances, with garden access through a single door.

Ascending to the first floor, you'll find a spacious lounge with a large front-facing window and a feature wall-mounted fire. Adjacent to this is the large kitchen/diner, which includes integrated appliances such as a fridge, freezer, oven, hob, and dishwasher. The dining area provides ample space for a sizable family dining table.

Continuing to the third floor, there are two further bedrooms. The master bedroom benefits from an ensuite bathroom, while bedroom two boasts an ensuite shower room.

Externally, the property offers a generously sized, rear south facing garden with a well-maintained lawn. Gated access leads to the allocated parking space and detached single garage.













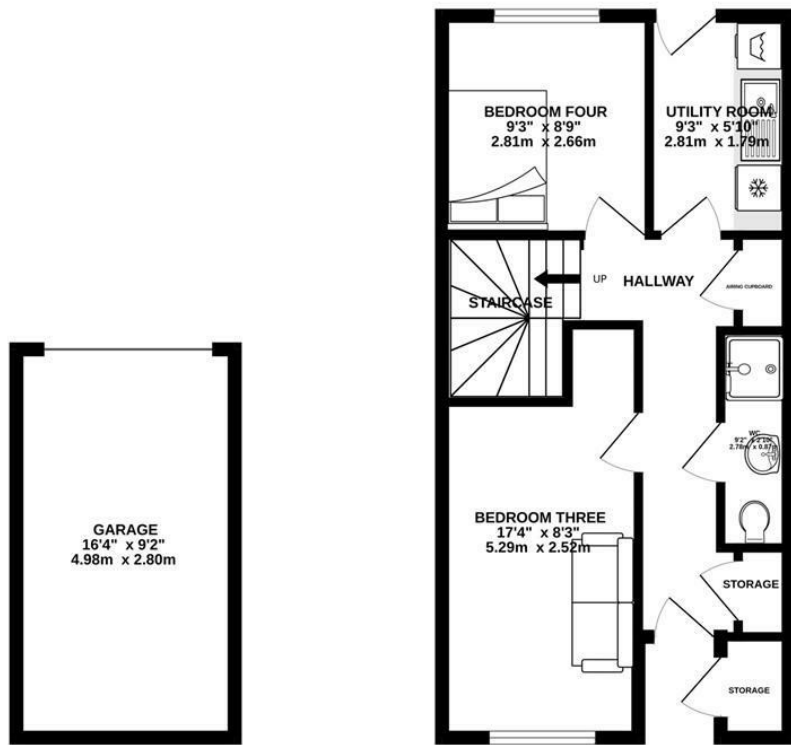




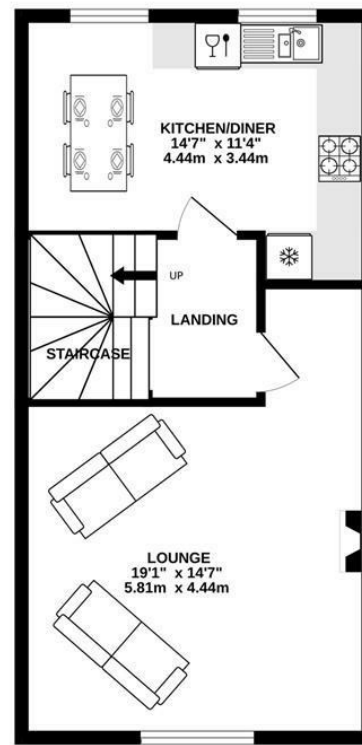




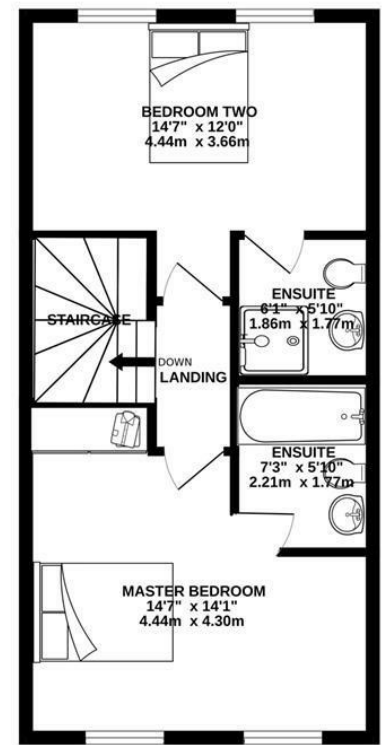
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 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

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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	