



## Robinson Close, Buckshaw Village, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this completely redecorated four bedroom, end-terrace, town house property in a sought after part of Buckshaw Village. This would be an ideal family home offering good space throughout. The property is located within walking distance of superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby Buckshaw Parkway with direct routes to Manchester and Preston City Centres and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall that leads straight into the Master Craft kitchen/diner towards the back of the property, fitted in January 2023.. The modern fitted kitchen, complete with stylish Quartz worktops, features an integrated hob/oven and fridge/freezer as well as LED under-cabinet lighting and a light up bar/pantry. A wine cooler can also be found here, adding to the appeal. The diner also boasts a modern island perfect for family dining. Just off the kitchen, you'll find the bright and airy orangery extension with patio door access to the garden.

Moving upstairs, you'll find one of the four bedrooms and the three piece family bathroom. Additionally on this floor you'll find the spacious family lounge with feature Juliette balcony.

Moving up to the second floor, you'll find the master bedroom. The master features fitted wardrobes and a modern three piece ensuite. You'll also find the two remaining bedrooms on this floor, one being able to accommodate a double bed with ease.

Externally, to the front of the property is room for one car on the tarmac driveway that leads up to the single integrated garage and an additional space on the parking pods that have been installed on the front lawn. To the rear is the sizeable rear garden that features beautifully laid flags and added seclusion by the tall wooden fencing.



BEN  ROSE



BEN  ROSE













BEN  ROSE



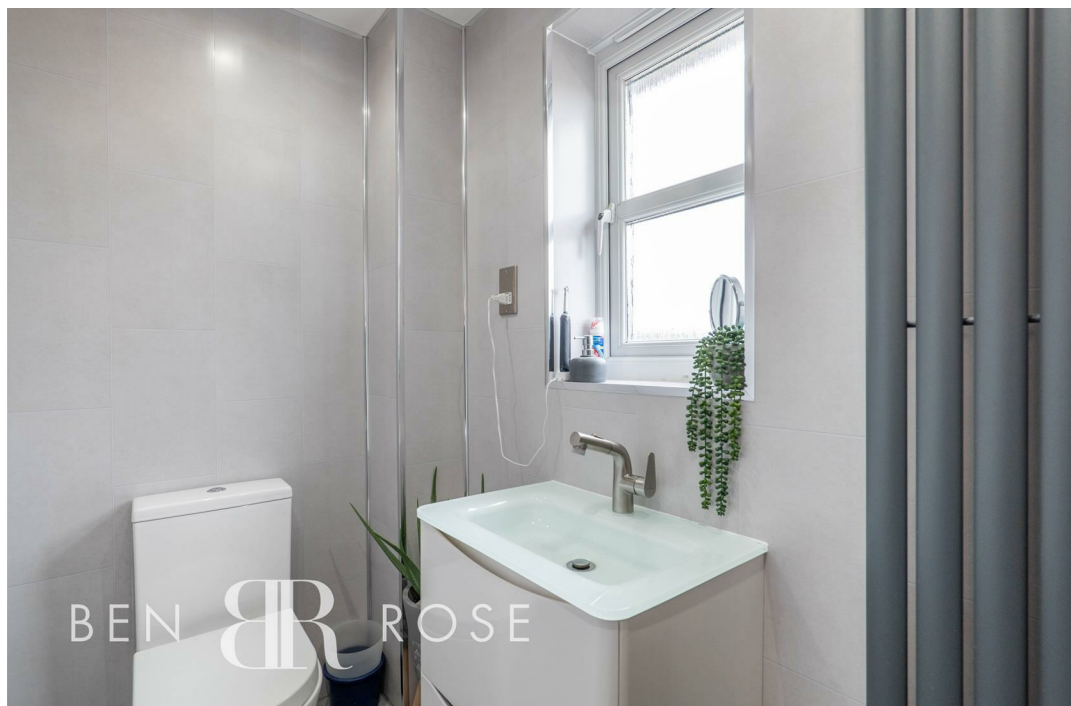
BEN  ROSE



BEN  ROSE



BEN  ROSE



BEN  ROSE





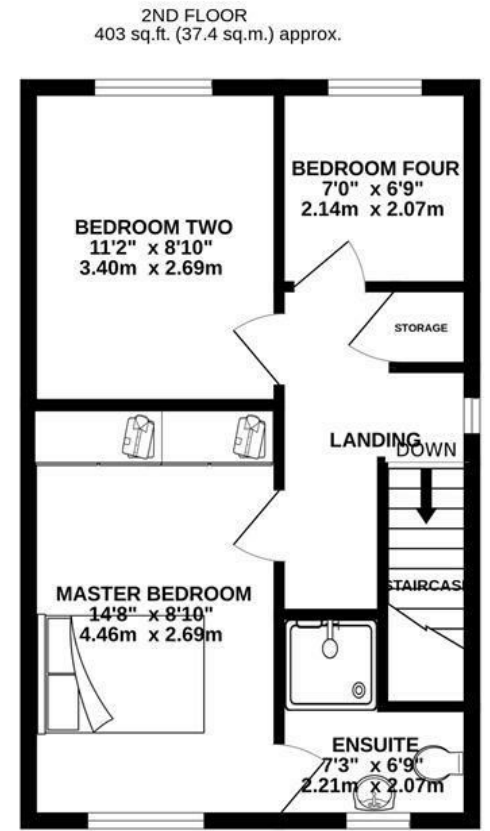
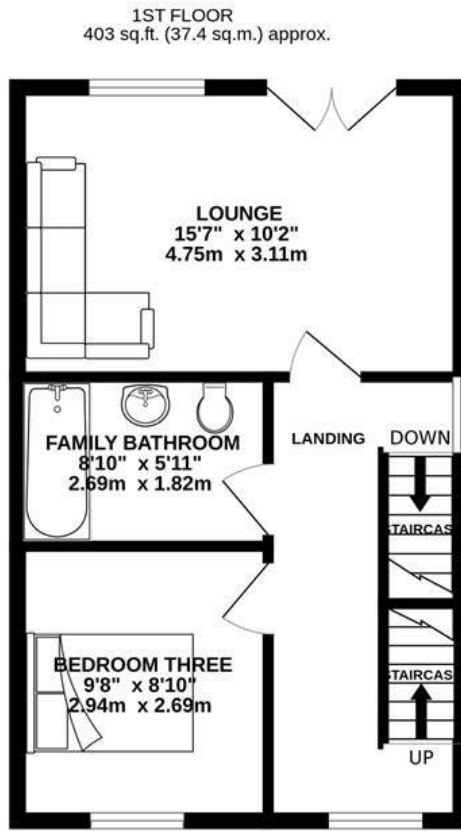
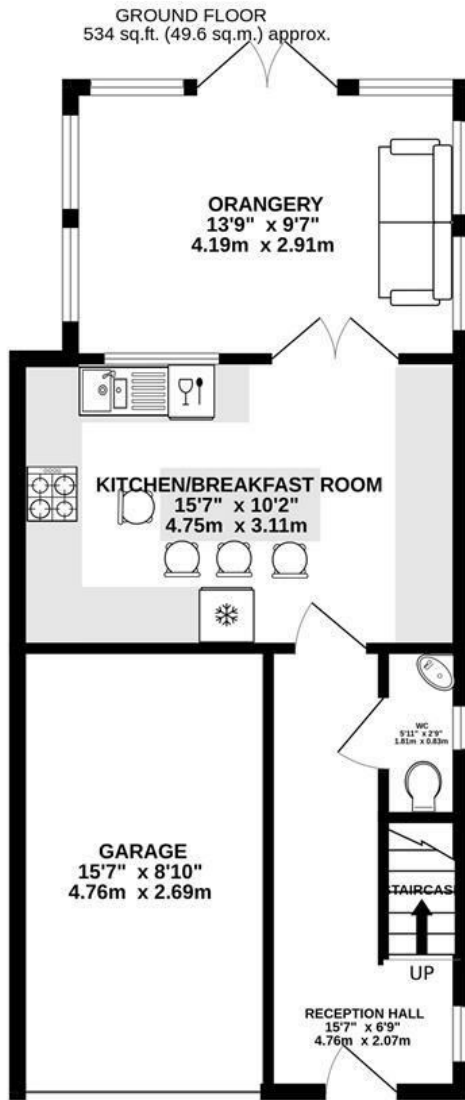
BEN  ROSE



BEN  ROSE





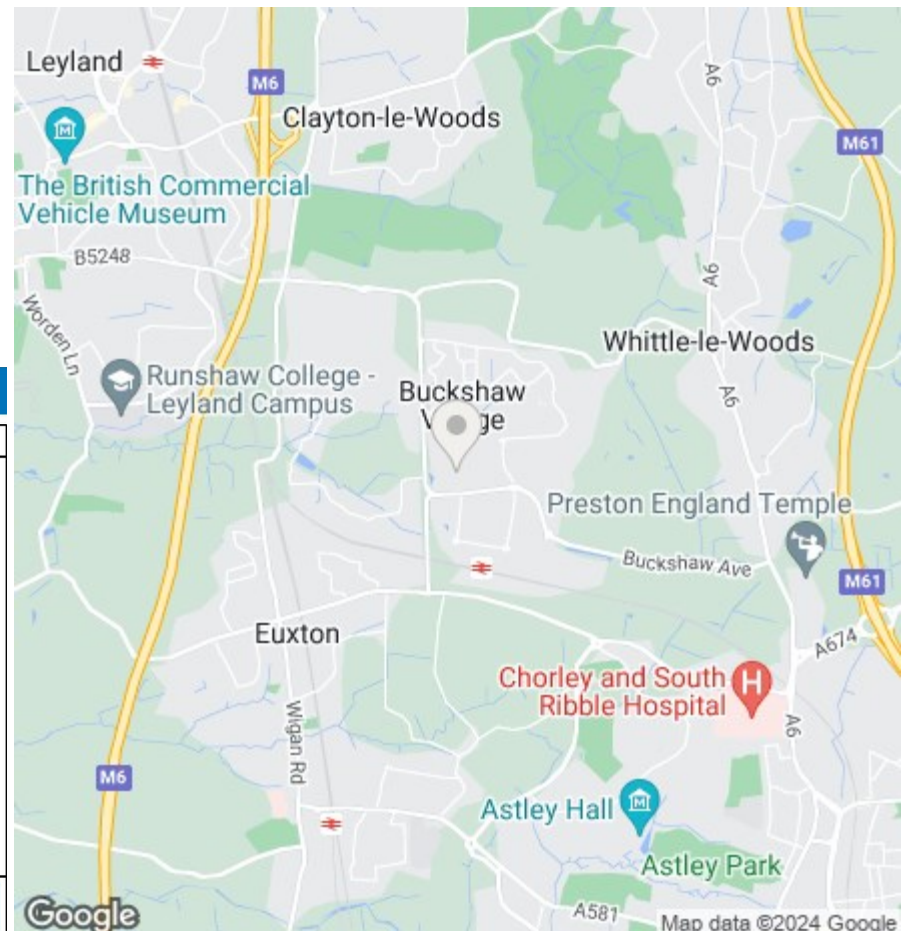


TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

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.  
Made with Metropix ©2024



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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		