



Carpenters Close, Buckshaw Village, Chorley

Offers Over £219,995

Ben Rose Estate Agents are delighted to present to market this well-presented, four-bedroom terrace property located in the highly sought-after Buckshaw Village. This home offers ample space throughout, making it ideal for a family. Situated conveniently close to excellent local schools, shops, and amenities, with fantastic travel links 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 reception hall, which provides access to all ground floor rooms. From here, you enter the open-plan lounge/kitchen/diner, featuring patio doors that lead out to the rear garden. The kitchen is equipped with both freestanding and integral appliances, along with complimentary worktops. The living area provides ample space for a family dining table and sofa suite. Additionally, there is a convenient study and WC on this floor.

Moving to the first floor, you'll discover two generously sized double bedrooms, with the master bedroom benefiting from an ensuite shower room. Continuing up to the second floor, there are two more double bedrooms, both equipped with integrated storage. The modern three-piece shower room completes this floor.

Externally, the property boasts a lawned front garden with a pathway leading up to the front door. There are also two allocated parking spaces for the property. To the rear, there is a good-sized garden space surrounded by tall wooden fencing, along with a low-maintenance flag and stone patio.









BEN ROSE



BEN ROSE







TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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) A			90
(81-91) B		79	
(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 (CO ₂) 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		

