



Ayrshire Close, Buckshaw Village, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this chain-free two-bedroom townhouse in the heart of Buckshaw Village. This beautifully designed home offers a modern décor throughout, perfect for contemporary living. Situated in a highly desirable area, the property benefits from excellent travel links, with easy access to the M6 and M61 motorways, and is close to local amenities including shops, schools, and parks.

As you enter the home, you are greeted by a welcoming hallway. The ground floor comprises two well-proportioned bedrooms, with the master bedroom providing a peaceful retreat. The second bedroom is versatile, suitable for guests or as a home office. The stylish shower room features a toilet, sink, and shower, offering a touch of luxury. Additionally, there is a convenient under-stairs storage area with plumbing for a washing machine, ensuring functionality is at the heart of this home.

Moving to the first floor, you are immediately struck by the bright and airy open-plan living space. The kitchen/diner/lounge area boasts a vaulted ceiling and a Juliet balcony, enhancing the sense of space and light. This open-plan layout is perfect for both relaxing and entertaining, with ample room for a dining table and comfortable seating area.

Externally, the property offers allocated parking, ensuring you always have a convenient spot for your vehicle.

This delightful townhouse, with its contemporary design and prime location, is a fantastic opportunity for those seeking a stylish and convenient home in Buckshaw Village.







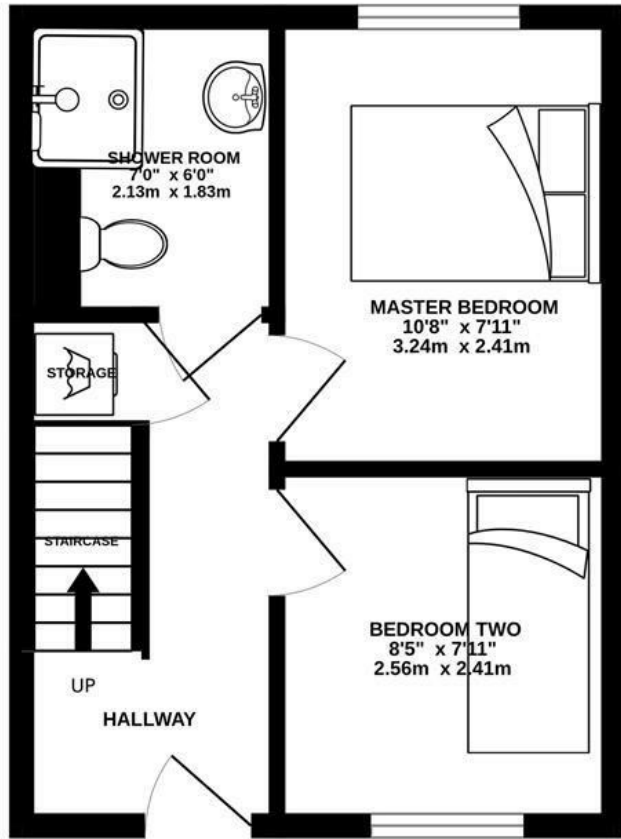




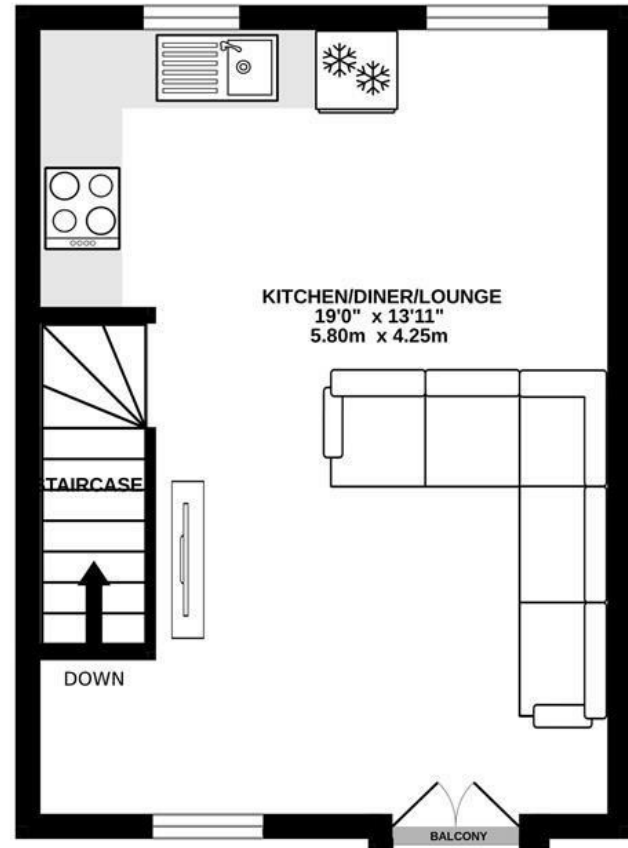


BEN ROSE

GROUND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.

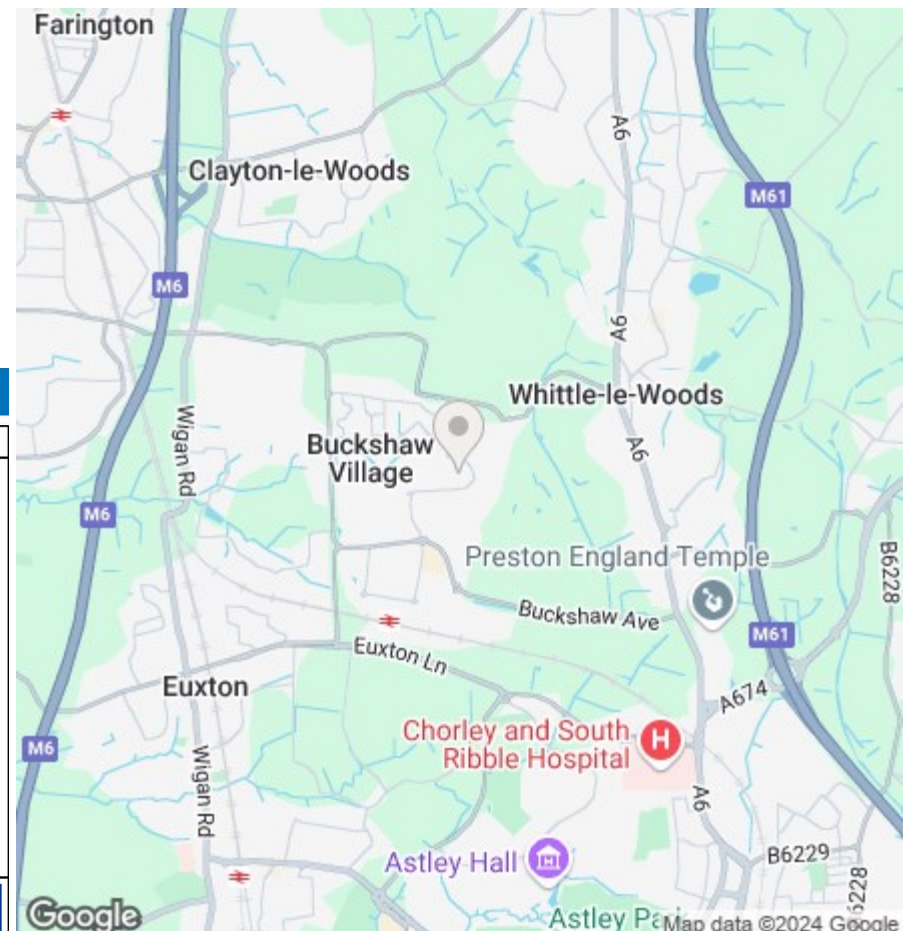


TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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	