



Main Street, Buckshaw Village, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this delightful NO CHAIN three-bedroom property situated in the highly sought-after Buckshaw Village, Chorley. This would be an ideal home for a first-time buyer looking to get a foot on the property ladder. The property is ideally placed only a short drive from both Chorley and Leyland town centres, and is surrounded by superb local schools, supermarkets, and amenities. There are also fantastic travel links via nearby bus routes, train stations, and the M6 and M65 motorways, making commuting a breeze.

Upon entering, you are welcomed into the entrance hall, where you will find a conveniently located downstairs WC. From here, you'll step into the spacious lounge featuring dual aspect windows, allowing for ample natural light. The open staircase adds a touch of modernity to the space and single door access leads through to the modern fitted kitchen/diner. The kitchen is equipped with an integrated oven fridge freezer and offers plenty of space for additional freestanding appliances. The dining area comfortably accommodates a four-person family dining table and provides access to both the under stair storage and the rear garden via a set of patio doors.

Moving upstairs, the property boasts three good-sized bedrooms, two of which are doubles. The third bedroom would make the ideal home office or study and benefits from integral storage space. The first floor also houses the three-piece family bathroom, complete with an over the bath shower.

Externally, the home features space for two cars at the front, ensuring ample parking for residents and guests alike. The rear garden is a good size, with both paved and lawned areas, and is lined with tall fencing for privacy. The garden is not directly overlooked, offering a sense of seclusion, and includes gated access to the front of the home.

This charming property in Buckshaw Village offers a perfect blend of modern living and convenience, making it an ideal choice for first-time buyers.





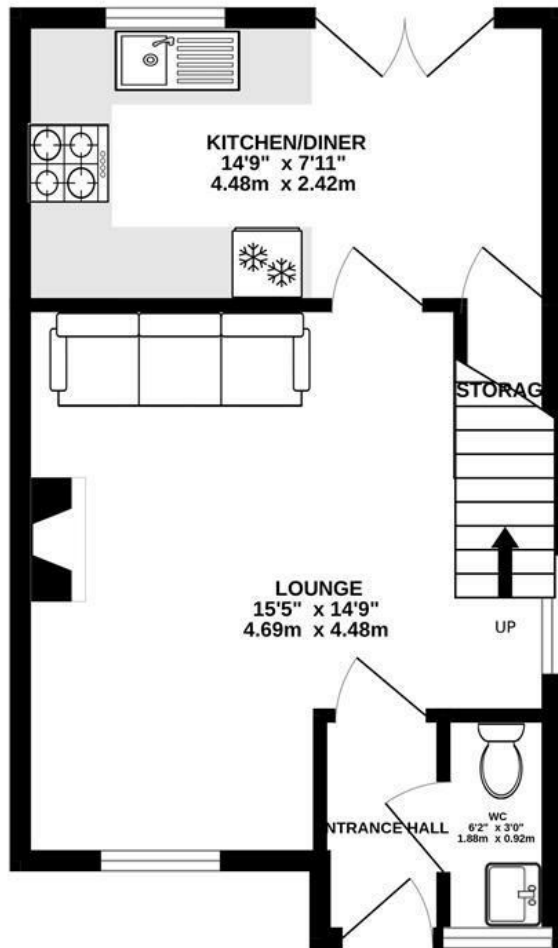




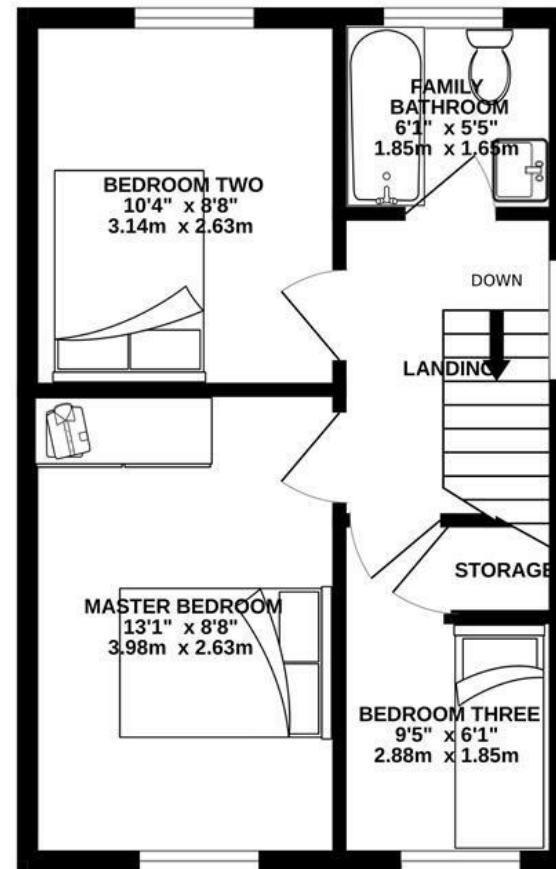




GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.

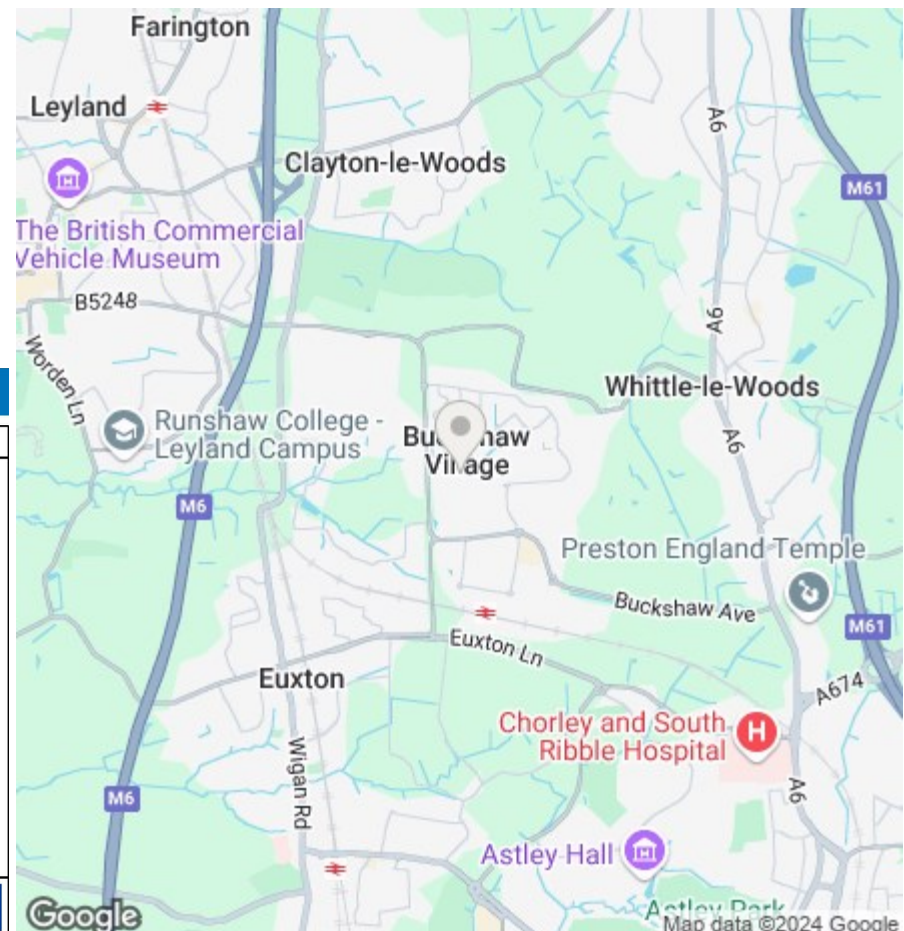


TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.

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 | | 89 |
| (81-91) B | | |
| (69-80) C | 75 | |
| (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 | |