



## Brookwood Way, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this lovely, three bedroom, town house property on a much sought after residential area in Buckshaw Village. This would be an ideal family property offering great space throughout. The property is ideally placed only a short drive to both the towns of Chorley and Leyland and is surrounded by superb local schools, shops and amenities. There is also fantastic travel links via the nearby Buckshaw Parkway train station and the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the open plan ground floor. Here, you'll find a good sized lounge with rear garden access via the patio doors. The kitchen is found just off here and features an integral hob/oven with the option for other freestanding appliances to be fitted. There is also a breakfast bar for up to two people that partially separates both rooms. Just off the lounge is also the convenient downstairs WC, located just under the stairs.

Moving up to the first floor, you'll find two of the three bedrooms. Bedroom two can fit a double bed whilst bedroom three can be configured to be used as study. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Moving up to the second floor, you'll find the master bedroom. The master benefits from Velux windows and features an integral wardrobe/storage.

Externally, to the front of the property is a front lawn with a driveway with space for up to three cars. To the rear is a good sized garden with a lawn and patio area. You'll also find a seating/play area that has been laid with pebbles for added convenience.





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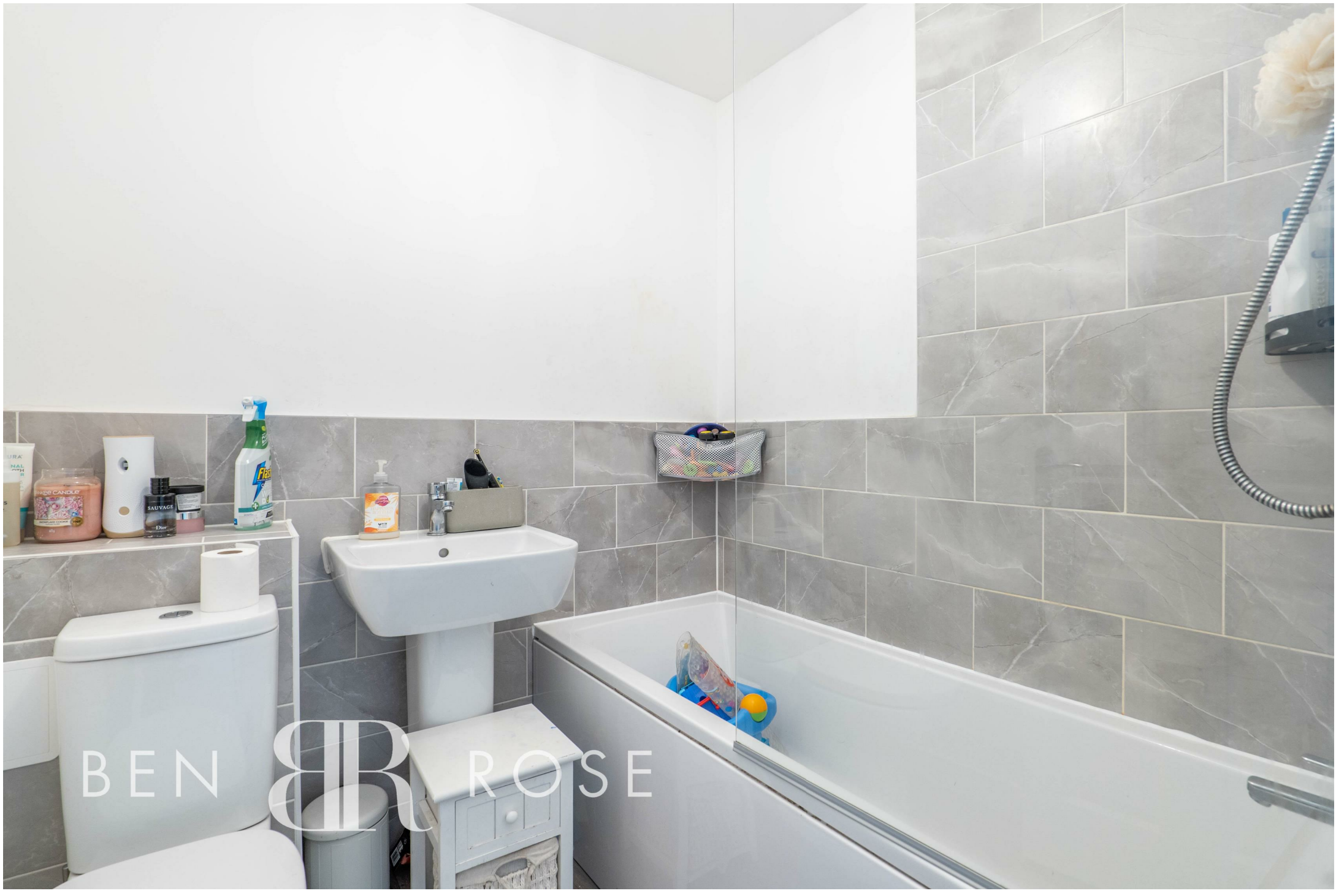










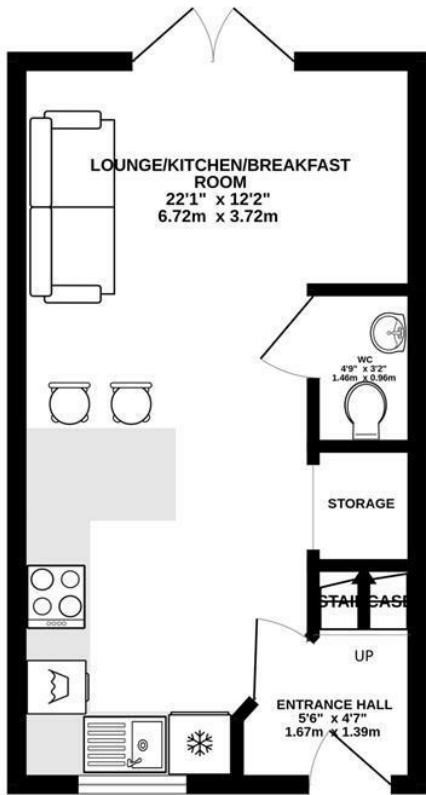




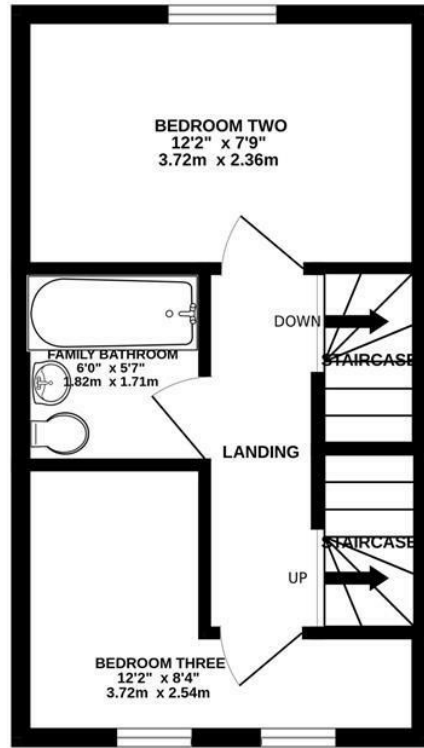




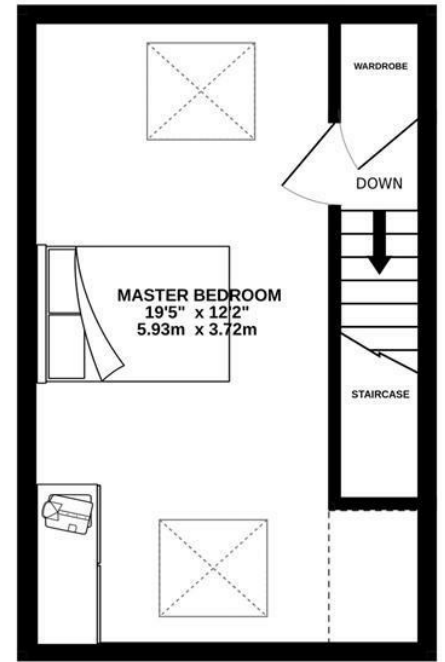
GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.

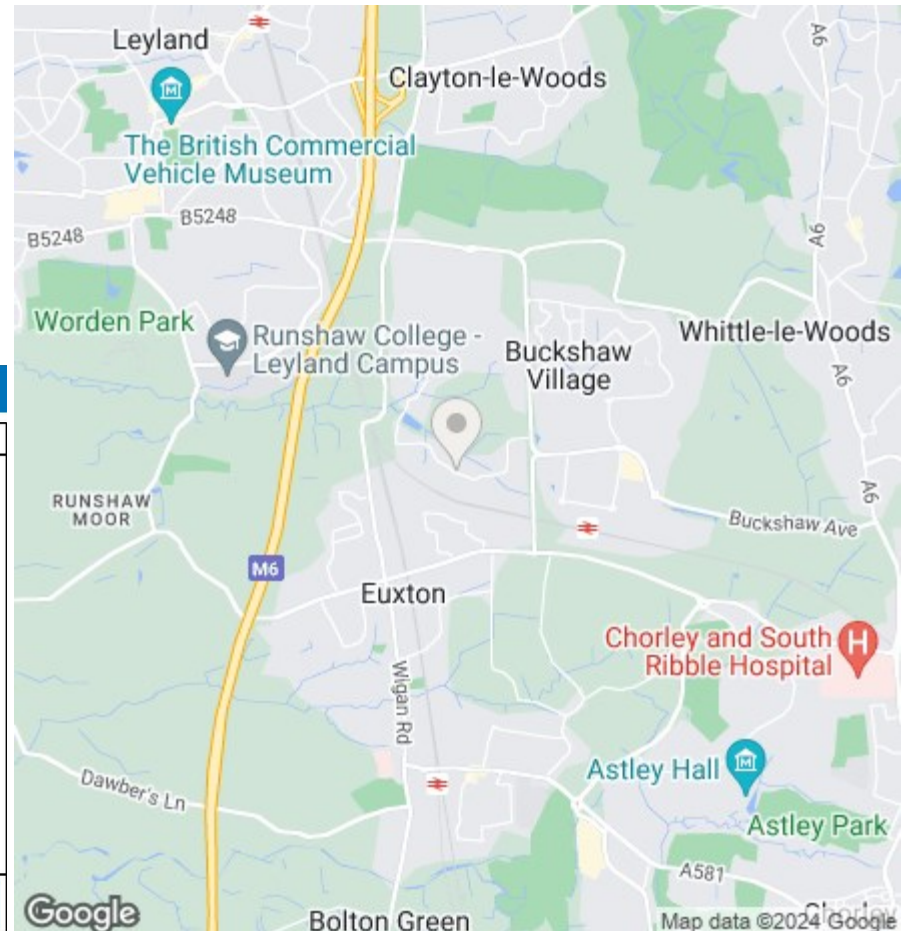


TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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.  
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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
	97
(92 plus) <b>A</b>	
(81-91) <b>B</b>	84
(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
(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