



Brookwood Way, Buckshaw Village, Chorley

Offers Over £329,995

Ben Rose Estate Agents are pleased to present to market this lovely, four-bedroom detached home situated in a popular part of Buckshaw Village. This well-presented family home offers an ideal living space for families and is within easy access to local cafes, supermarkets, schools, and a train station right on the doorstep. Chorley town centre is just a short drive away, providing additional amenities and entertainment options, with convenient access to the M6 and M61 motorways for easy commuting.

Upon entering the home, you are welcomed by a spacious reception hall that provides access to all ground floor rooms. The front lounge is generously sized, offering a comfortable space for family relaxation and entertaining guests. The modern, open-plan kitchen/dining room is a highlight, featuring an integrated oven and ample space for additional freestanding appliances. This room is perfect for family meals, with space for a large dining table and patio doors that open onto the garden. Additionally, a convenient WC is located on this floor for guests.

Moving to the first floor, you will find an open landing that leads to four double-sized bedrooms, each offering ample space and natural light. The beautiful four-piece family bathroom is elegantly designed, featuring a separate bath and shower cubicle, providing a luxurious space for relaxation.

The exterior of the home is equally impressive. To the front, a driveway with space for two cars leads to a single integrated garage, providing ample parking and storage. The property enjoys a view facing an embankment and woodland with no houses directly opposite, enhancing privacy. The rear garden is a good size and has been thoughtfully landscaped with an astro-turfed lawn and multiple seating areas, perfect for outdoor entertaining and family activities.

This delightful home combines modern living with a fantastic location, making it an ideal choice for families seeking both comfort and convenience.







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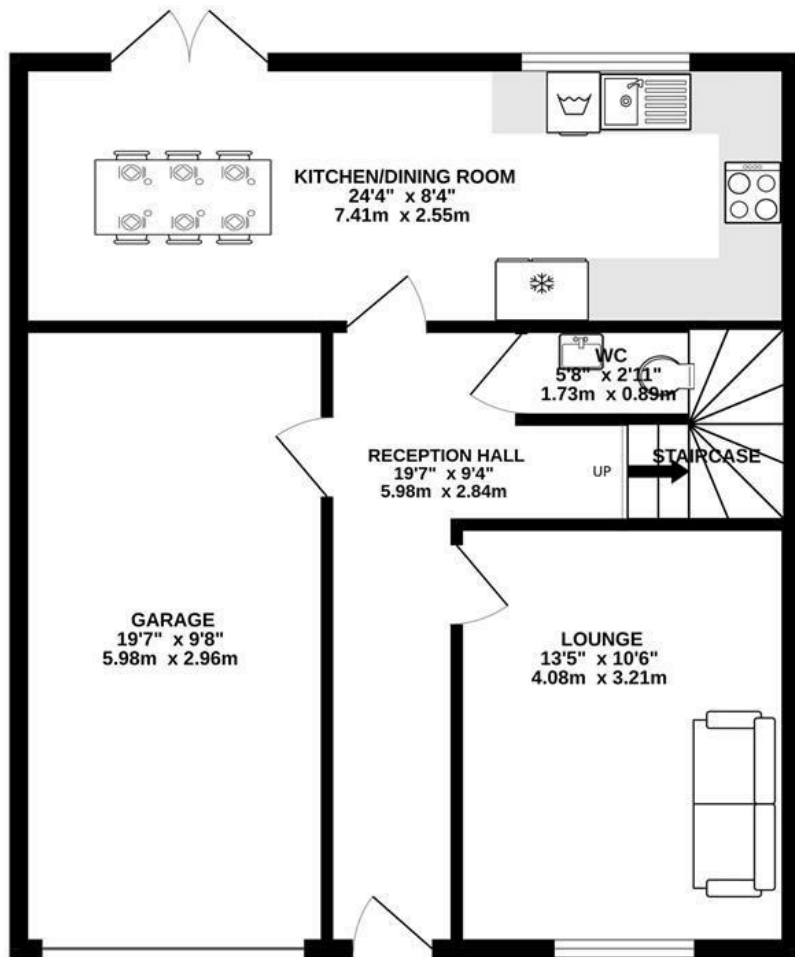




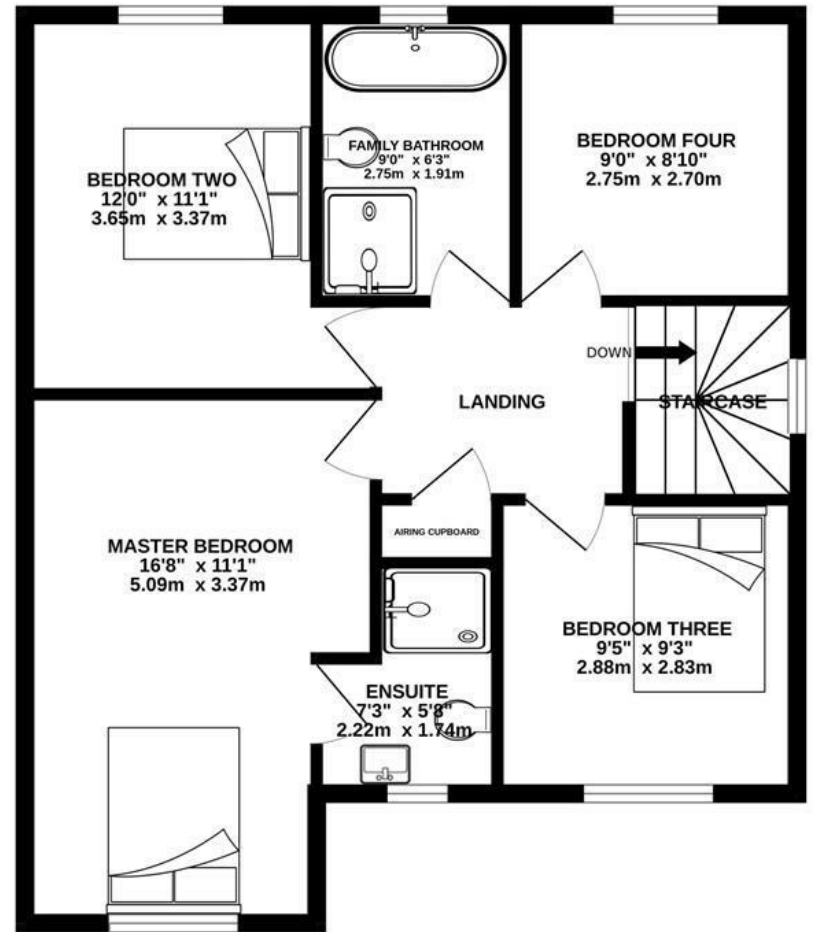




GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.

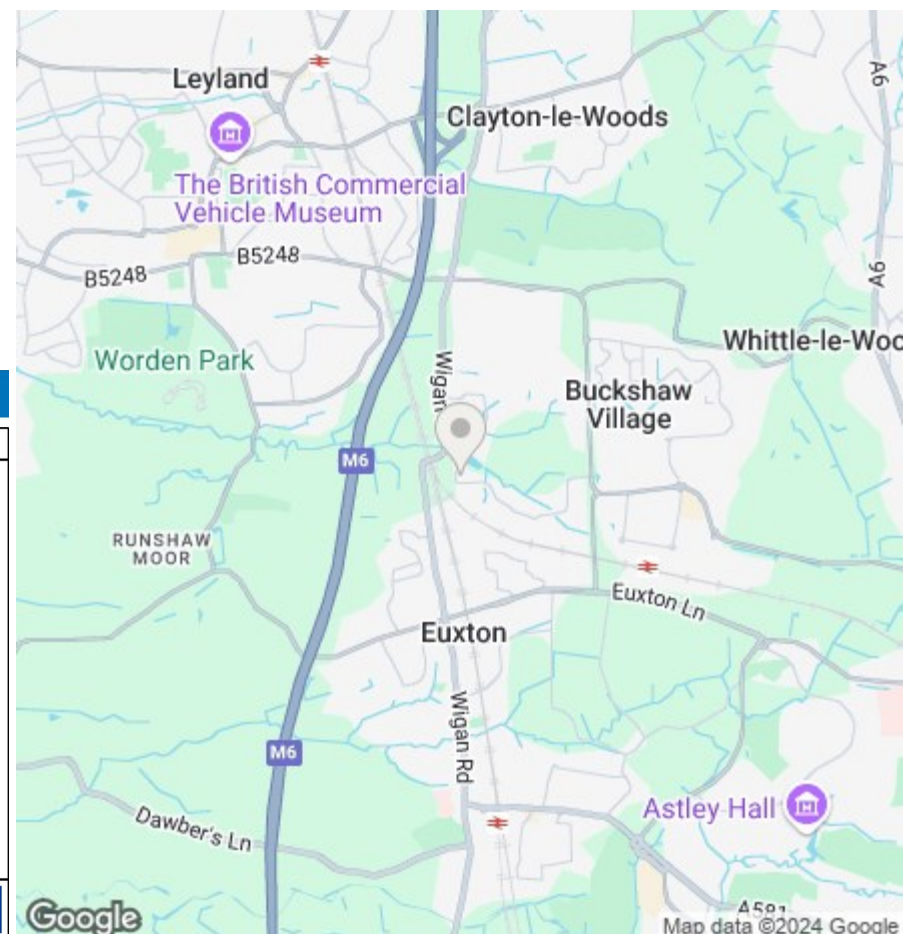


TOTAL FLOOR AREA : 1315 sq.ft. (122.2 sq.m.) approx.

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 | | |
| (81-91) B | | |
| (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 (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 | |