



**Grenadier Walk, Buckshaw Village, Chorley**

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached house, located in the highly sought-after area of Buckshaw Village. This delightful property is perfectly situated just a 10-minute drive from Chorley town centre, which offers a range of superb local schools, shops, and amenities. The home benefits from excellent travel links, including local bus routes, a nearby train station, and easy access to the M6 and M61 motorways, making it an ideal choice for commuters and families alike.

Upon entering the property, you are welcomed by a bright entrance hall that provides access to all the ground floor rooms. The spacious front lounge, bathed in natural light from a bay window and an additional side window, offers a cozy atmosphere with its feature fireplace—perfect for relaxing evenings. Adjacent to the hallway, you'll find a convenient WC, which also offers access to a utility cupboard for additional storage. Moving through the hall, you are led to the modern kitchen/dining room at the rear of the home. This stylish space features contemporary units with integrated appliances, including a gas hob, fridge/freezer, and double oven, providing an ideal setting for both cooking and entertaining. The kitchen also offers access to the rear yard through elegant double doors, creating a seamless flow between indoor and outdoor living.

Ascending to the first floor, you will find a well-appointed three-piece family bathroom with a shower over the bath, perfect for all household needs. The master bedroom is a true highlight, boasting a large window that floods the room with light, a built-in wardrobe for ample storage, and a modern three-piece en-suite for added privacy and convenience. Bedrooms two and three are also generously sized, each featuring its own window, ensuring plenty of natural light throughout.

Externally, the property offers a lovely front garden with a well-maintained lawn and mature greenery, creating an inviting first impression. There is also dedicated parking in front of the single garage, providing secure off-road parking for one vehicle. To the rear, the home boasts a spacious yard, perfect for outdoor seating and entertaining, offering a versatile space for family gatherings or quiet relaxation.

This wonderful home, with its excellent location and spacious interiors, is perfect for those seeking a comfortable and convenient lifestyle in Buckshaw Village.



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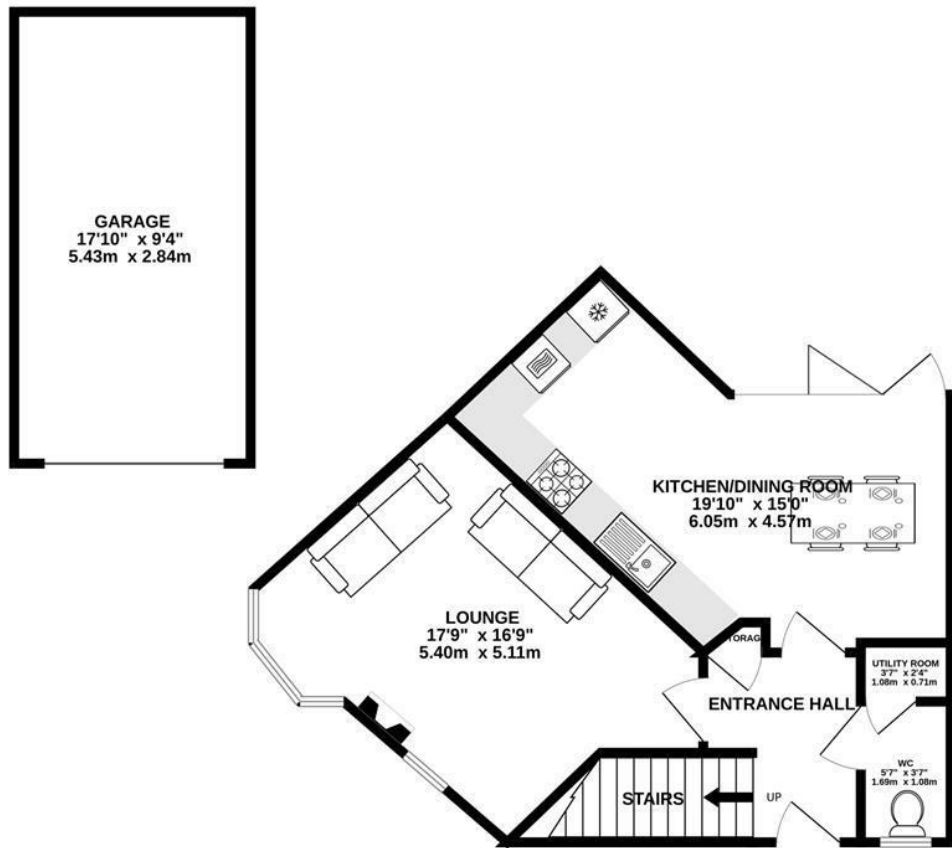






# BEN ROSE

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

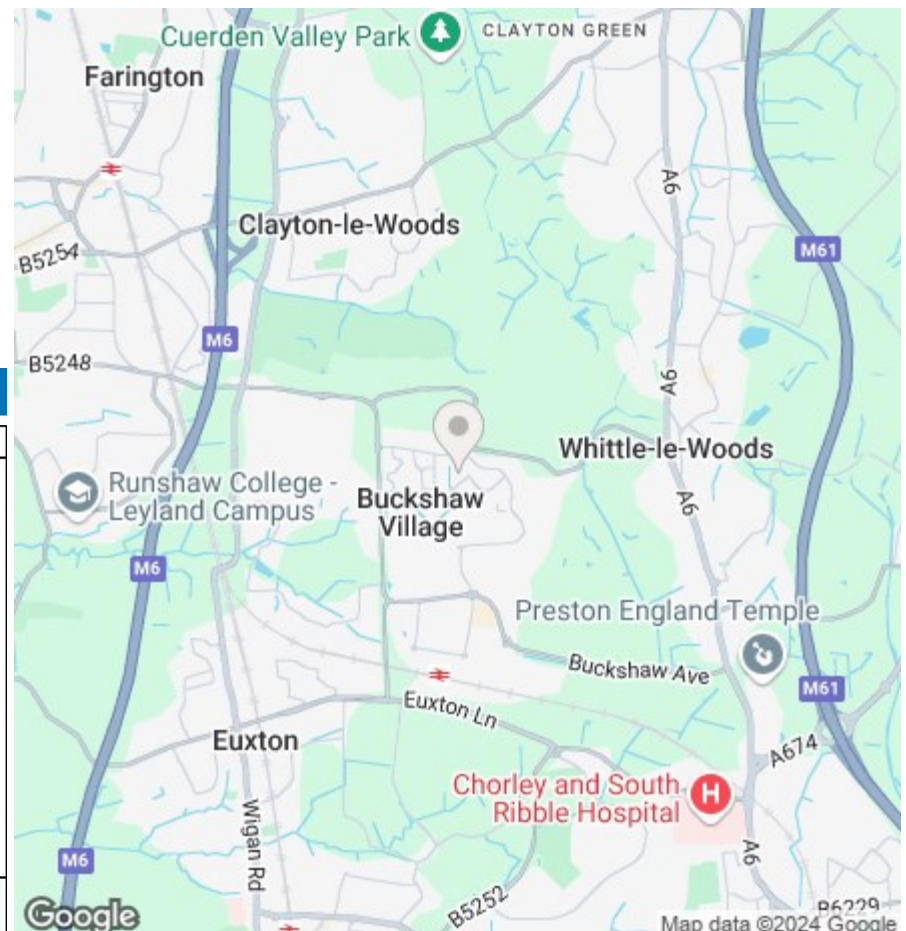


TOTAL FLOOR AREA : 1076 sq.ft. (99.9 sq.m.) approx.

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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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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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	