



**Brookwood Way, Buckshaw Village, Chorley**

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this beautiful, three bedroom, town house property on a much sought after residential area in Buckshaw Village. This would be an ideal family property for a couple small family 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. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the open plan ground floor. Here, you'll find the lounge with rear garden access via the patio doors. Adjacent, the kitchen features an integral hob/oven with the option for other freestanding appliances. There is also a beautiful centre piece breakfast bar that separates both rooms. Just off the lounge is the convenient downstairs WC, located 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 has been configured to be used as a dressing room or 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 is of a good size and benefits from Velux windows featuring an integral wardrobe/storage cupboard off the landing.

Externally, to the rear of the property is two allocated parking spaces and a good sized, south facing garden with a large laid lawn and patio area.



















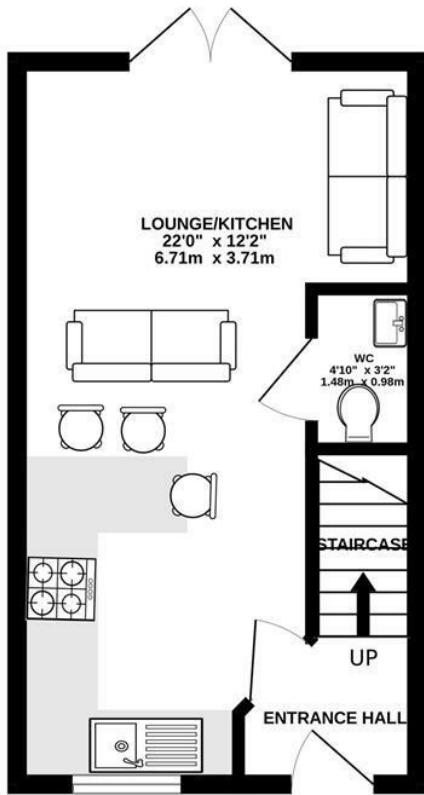




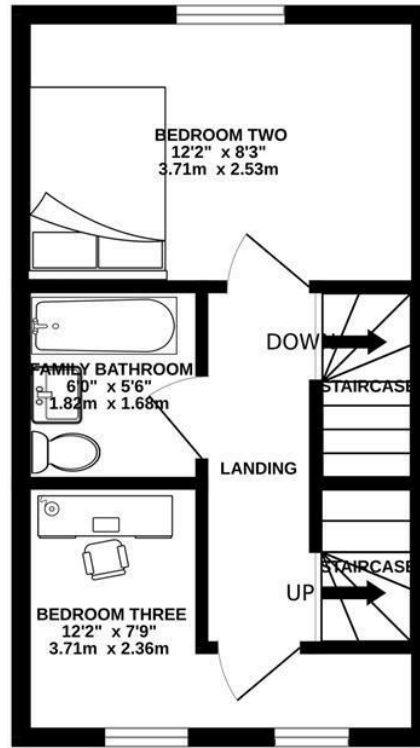




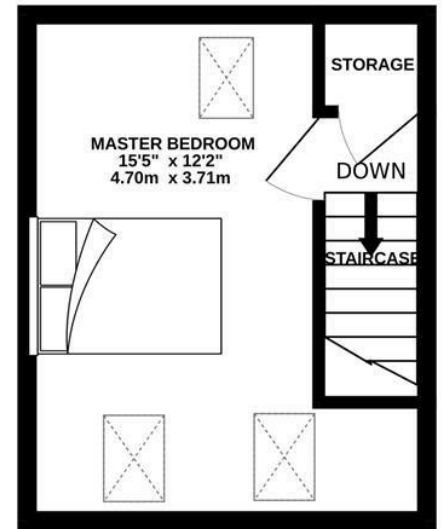
GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



2ND FLOOR  
187 sq.ft. (17.4 sq.m.) approx.

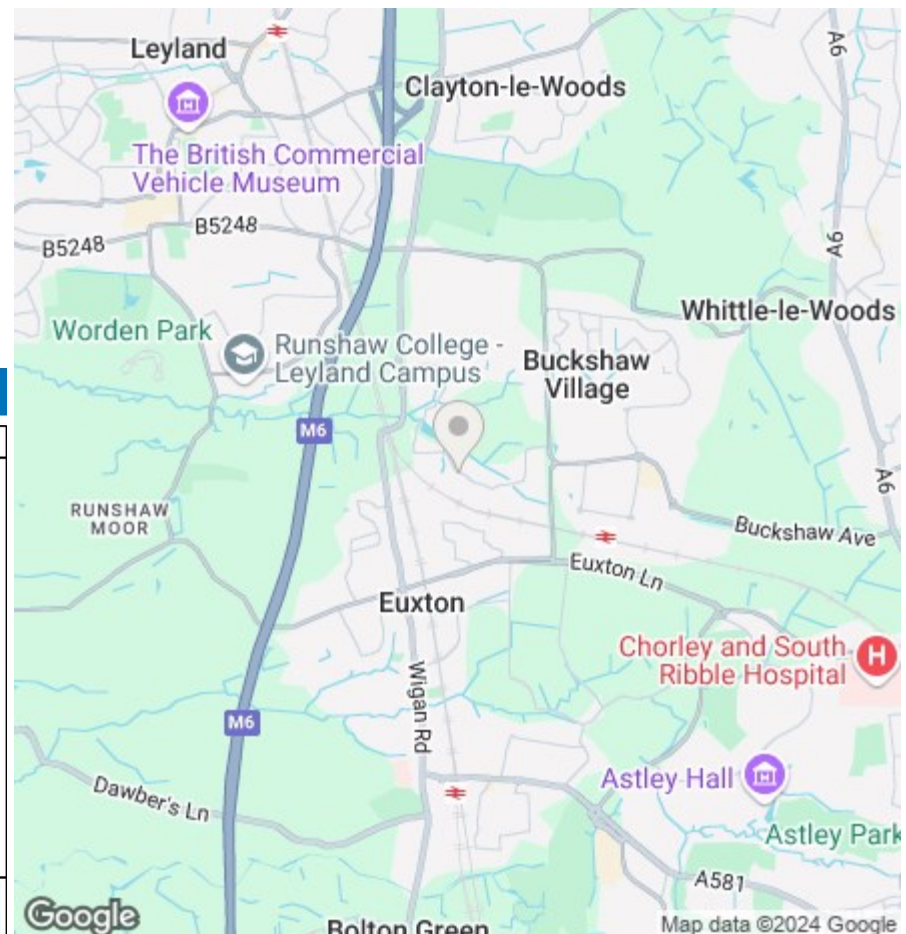


TOTAL FLOOR AREA : 723 sq.ft. (67.1 sq.m.) approx.

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