



**Main Street, Buckshaw Village, Chorley**

**Offers Over £144,995**

Ben Rose Estate Agents are pleased to present to market this unique two-bedroom, detached coach-house style property, located in the highly sought-after Buckshaw Village. Ideal for first-time buyers, this charming home offers a modern living space with local shops and amenities right on your doorstep. The property is conveniently positioned for excellent travel links, including Buckshaw Parkway, which offers direct routes to Preston and Manchester, making it perfect for commuters.

As you enter the property, you're welcomed into the reception hall that sets the tone for the home. On this ground floor, you will find a practical study that was originally part of the garage, still offering ample storage space to the front. There is also a convenient WC located on this level, with access to the private rear yard, perfect for some outdoor space.

Heading upstairs to the main living space on the first floor, you'll be greeted by a spacious lounge/diner that serves as the heart of the home. The modern kitchen is conveniently adjacent, fitted with contemporary units and integrated appliances. The first floor also boasts two generously sized double bedrooms and a convenient three-piece family bathroom, complete with an over-the-bath shower.

Externally, the property features parking to the front that is shared with other residents, along with the integral garage for extra storage. To the rear, a low-maintenance yard offers additional outdoor space.

In summary, this home combines modern living with practicality, all in a prime location within Buckshaw Village.









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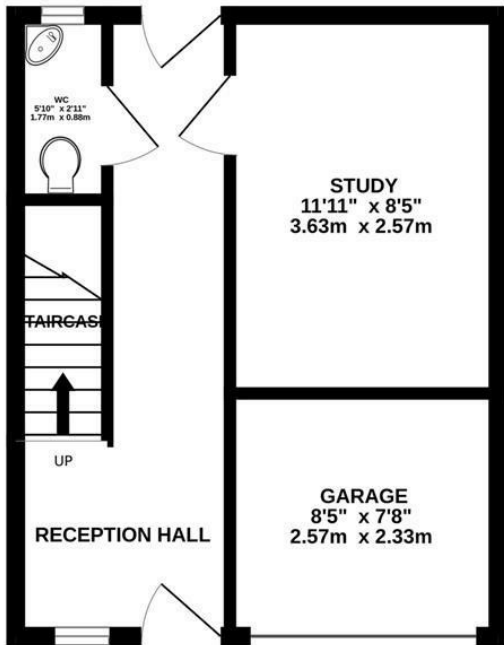


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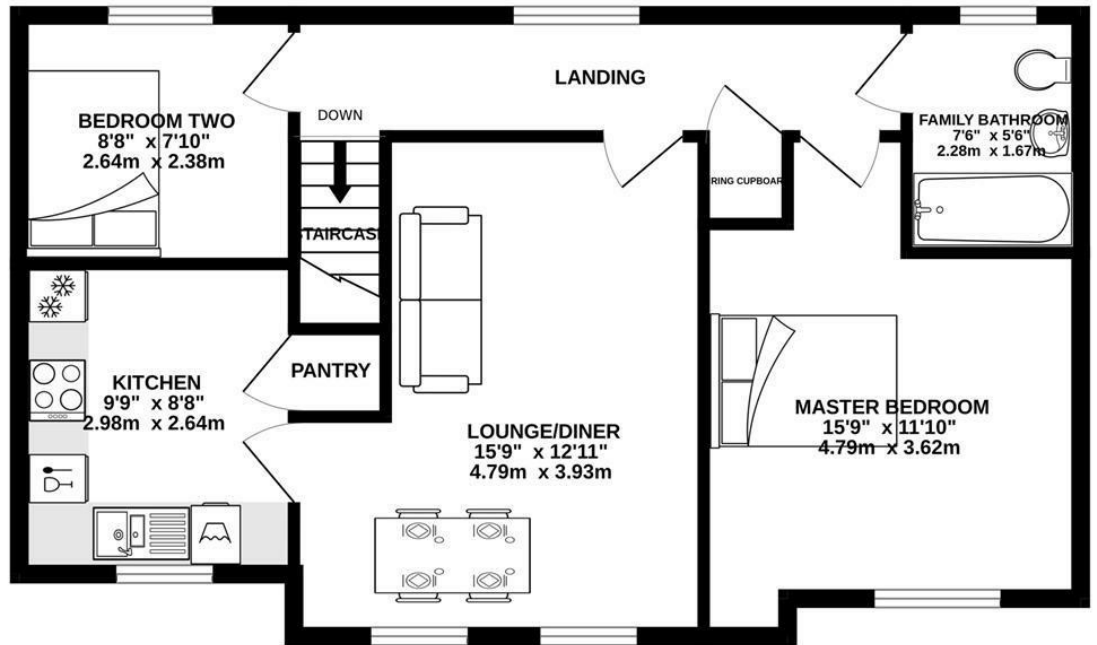




GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.

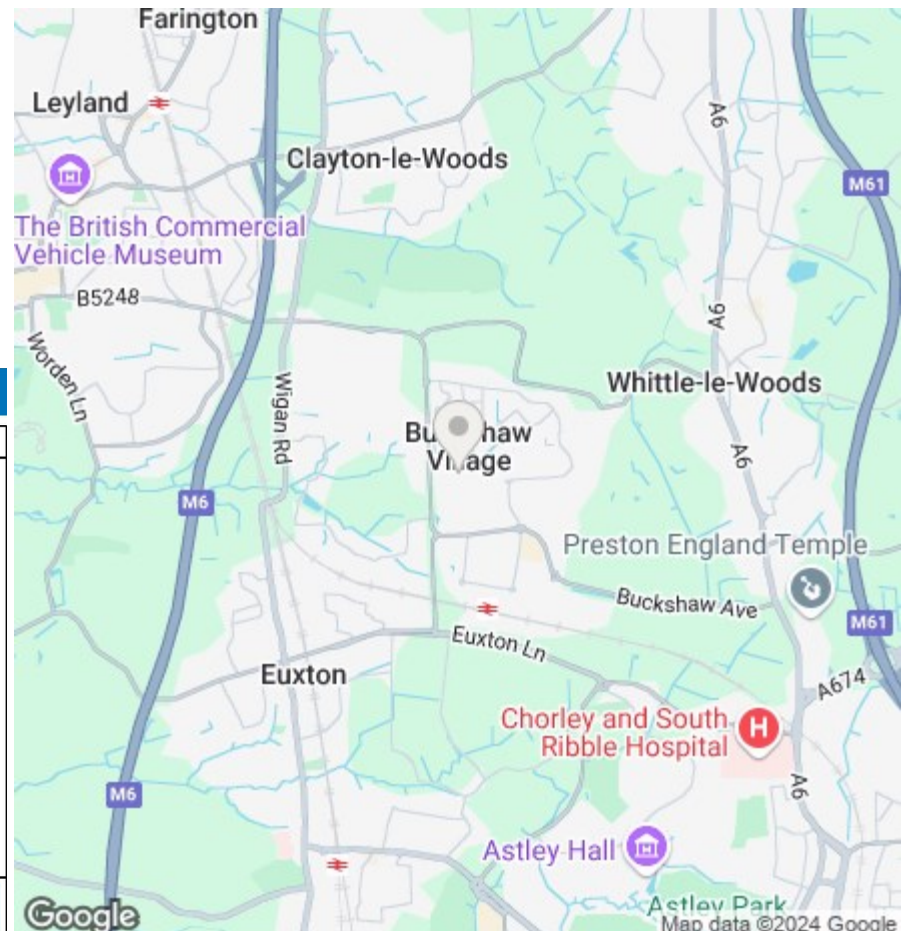


TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

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			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		