



**Worden Brook Close, Buckshaw Village, Chorley**

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this sleek, three bedroom, terrace property on a much sought after residential area in Buckshaw Village. This would be an ideal family property for a couple or 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 are 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.

On the ground floor, you enter into a modern and clean entrance hall setting the tone for the rest of the house. At the end of the hallway, you'll find the spacious lounge that is complemented by a charming fireplace. Well lit and with rear garden access via the patio doors, this room makes the perfect space for socialising or relaxing. The kitchen features an integral induction hob/oven with the option for other freestanding appliances. Just off the kitchen is a convenient downstairs WC, featuring a large cupboard for added convenience, as well as ample under stairs storage just opposite.

On the first floor, you'll discover three well-appointed bedrooms. The master bedroom can easily accommodate a king sized bed and also boast two built in storage options. The other two bedrooms also have ample space and are situated at the rear of the house with views over the garden. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, The rear garden captures plenty of light throughout the day, perfect for entertaining guests. There are plenty of street parking options, as well as parking spots in front of the house itself. This modern home manages to combine comfort, luxury, and practicality, making it an ideal choice for small families, first time buyers or couples looking to live in the area.









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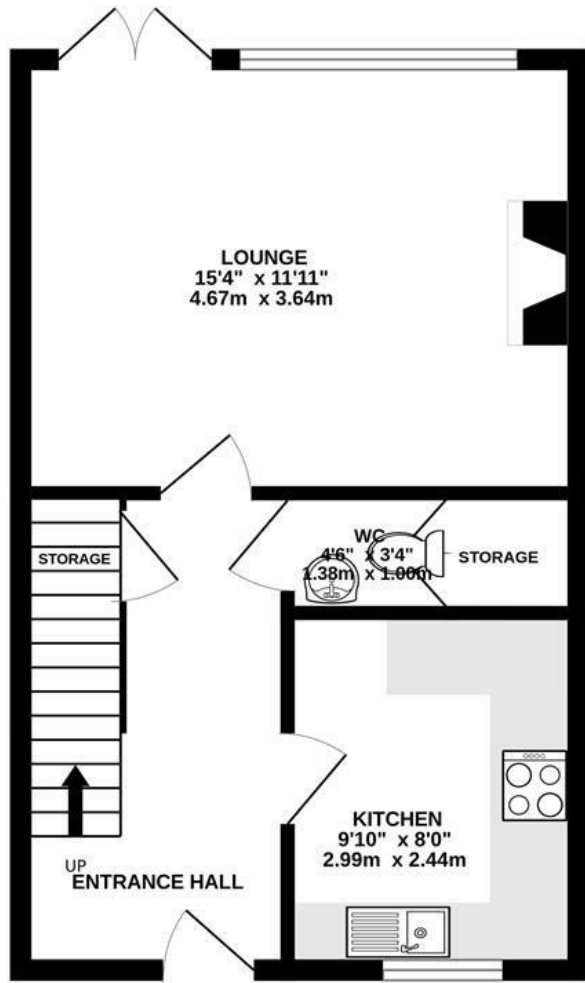


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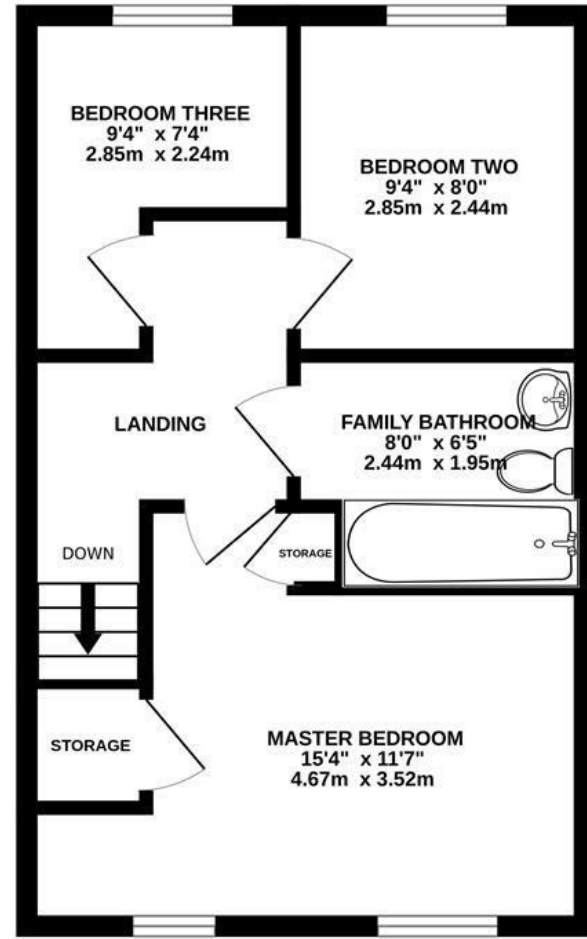




GROUND FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

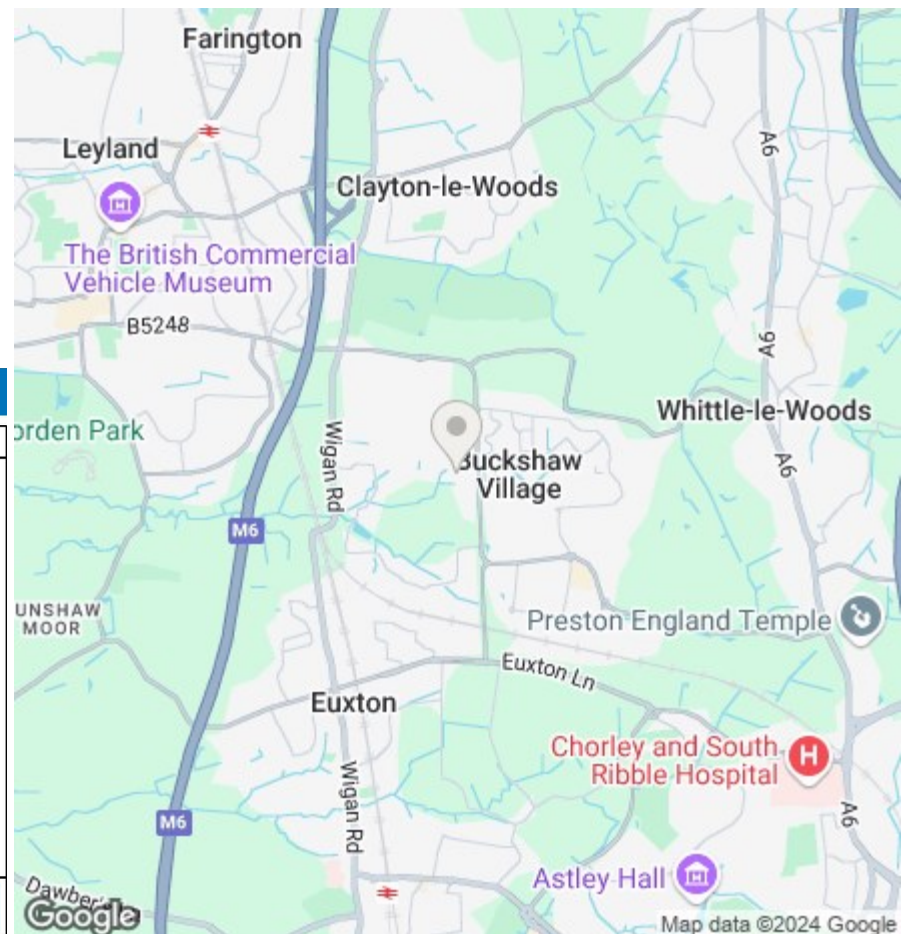


TOTAL FLOOR AREA : 762 sq.ft. (70.7 sq.m.) approx.

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>91</b>
(81-91) <b>B</b>	<b>78</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	