



Corsair Drive, Buckshaw Village, Chorley

Offers Over £179,995

Ben Rose Estate Agents are delighted to introduce this beautifully presented, two-bedroom, end-terrace property, perfect for first-time buyers, situated on the ever popular Buckshaw Village. Ideally located, the home is just a short drive from Leyland and Chorley and is surrounded by excellent local schools, supermarkets, and amenities. It also boasts fantastic travel links, with Buckshaw Parkway train station nearby, as well as easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering, you are greeted by a welcoming reception hall that houses a convenient downstairs WC. The hallway leads into a spacious lounge, which includes generous under-stair storage. The modern kitchen/diner is accessed through the lounge and features ample wall and base units, along with integrated appliances such as a hob, oven, and fridge freezer, plus space for additional freestanding appliances. The dining area comfortably accommodates a small family dining table and has patio doors that open out to the rear garden, making it perfect for entertaining.

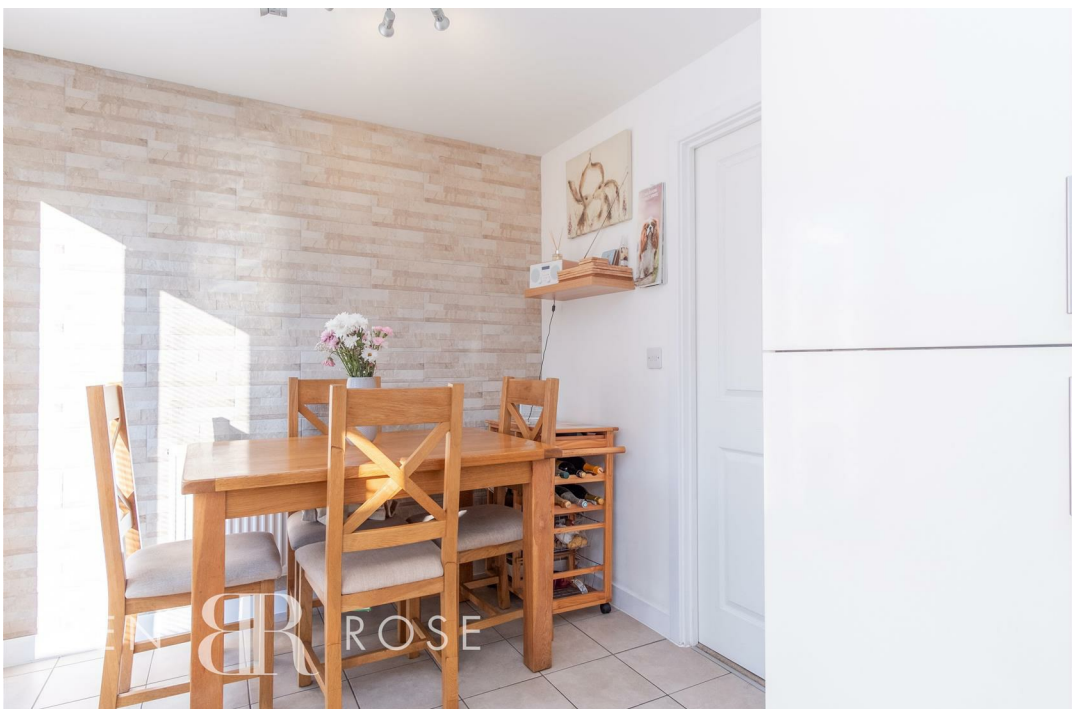
Heading upstairs, the property offers two double bedrooms, with the second bedroom benefitting from integrated cupboard storage. A three-piece family bathroom, complete with an over-the-bath shower, is also located on this floor.

Externally, the front of the property provides two allocated parking bays, while the rear features a generously sized, south-facing garden with a well-maintained lawn, an Indian stone patio, outdoor water tap and light, providing a perfect outdoor space that isn't overlooked by neighbouring properties.

Additional features include solar panels for improved energy efficiency and TV aerial sockets in all rooms, making this a well-equipped and modern home ideal for first-time buyers.







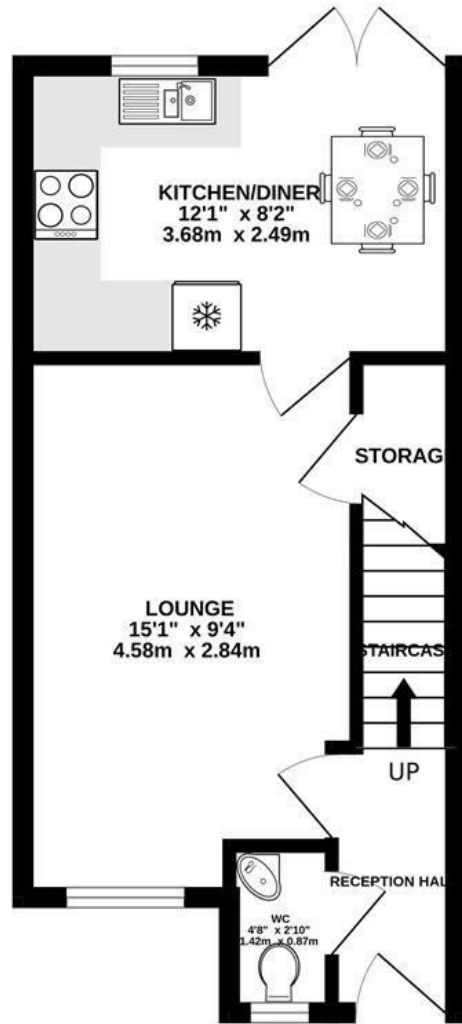




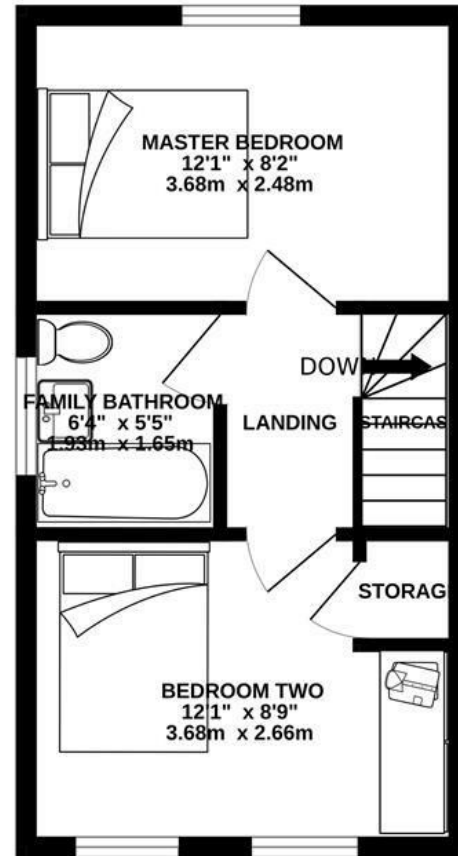


BEN ROSE

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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) A		92	94
(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 (CO ₂) 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		

