



**Hazelmere Avenue, Buckshaw Village, Chorley**

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom semi-detached property, located on a peaceful cul-de-sac in the ever-popular Buckshaw Village. Ideal for first-time buyers or small families, this charming home enjoys a prime location close to local amenities including supermarkets, restaurants, and Buckshaw Parkway, offering direct routes to Manchester and Preston. It also benefits from easy access to the M6 and M61 motorways, making it perfect for commuters seeking both convenience and tranquillity.

Upon entering the home, you are greeted by a welcoming entrance hall that offers access to a convenient WC and the spacious lounge. The lounge is generously sized, featuring an open staircase that adds to the sense of space and provides access to the first floor. The lounge flows seamlessly into the modern kitchen diner, which boasts ample wall and base units, integrated hob/oven, and space for freestanding appliances. The dining area comfortably accommodates a large family table, and a set of patio doors leads directly to the rear garden, filling the space with natural light. There is also useful under-stair storage accessed from here.

Moving upstairs, the first floor offers three well-proportioned bedrooms. The master bedroom is a true highlight, featuring bespoke fitted wardrobes, a stylish three-piece ensuite, and a Juliette balcony. The second double bedroom also benefits from fitted wardrobes, while the third bedroom is ideal as a home office or nursery. The family bathroom is fitted with a three-piece suite, including an over-the-bath shower, and there is additional storage space provided by the airing cupboard off the landing.

Externally, the property offers excellent outdoor space. To the side of the home, there is a driveway with space for multiple cars, leading to a single detached garage. The front and side gardens are easy to maintain, and the south-facing rear garden is of a good size, mostly laid to lawn with a patio area perfect for outdoor seating and entertaining.

In summary, this delightful home is perfectly suited for modern family living, combining stylish interiors with a highly desirable location.



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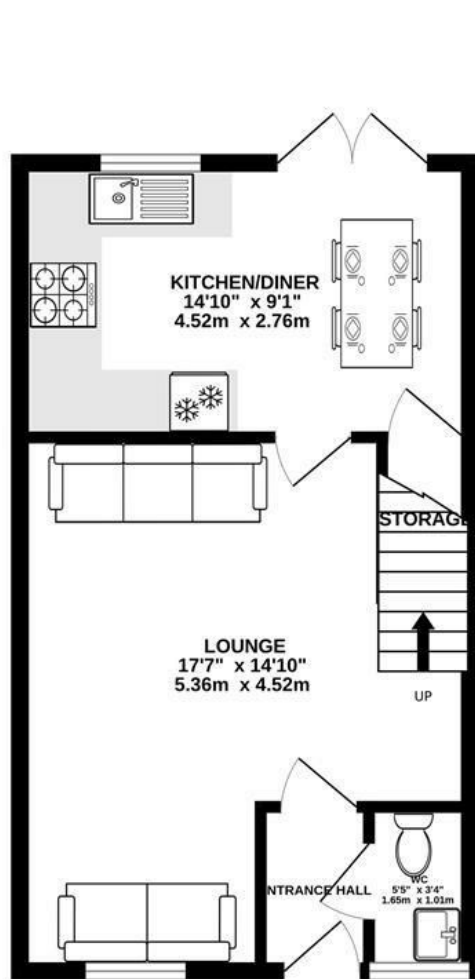


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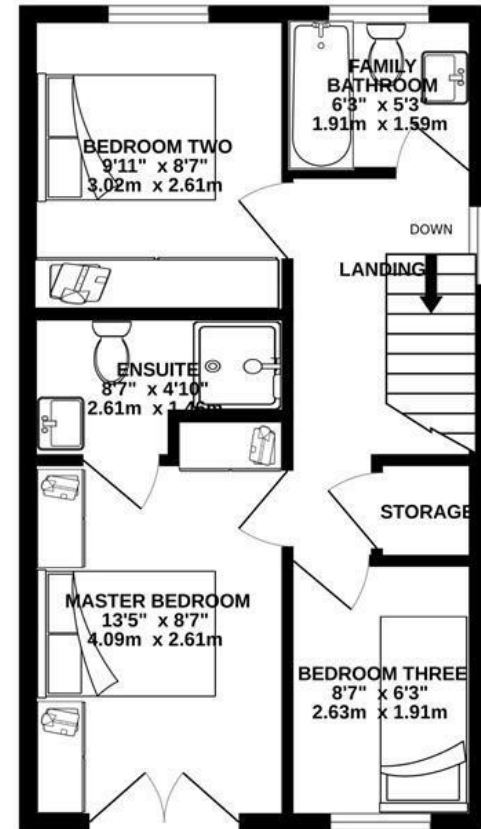


# BEN ROSE

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

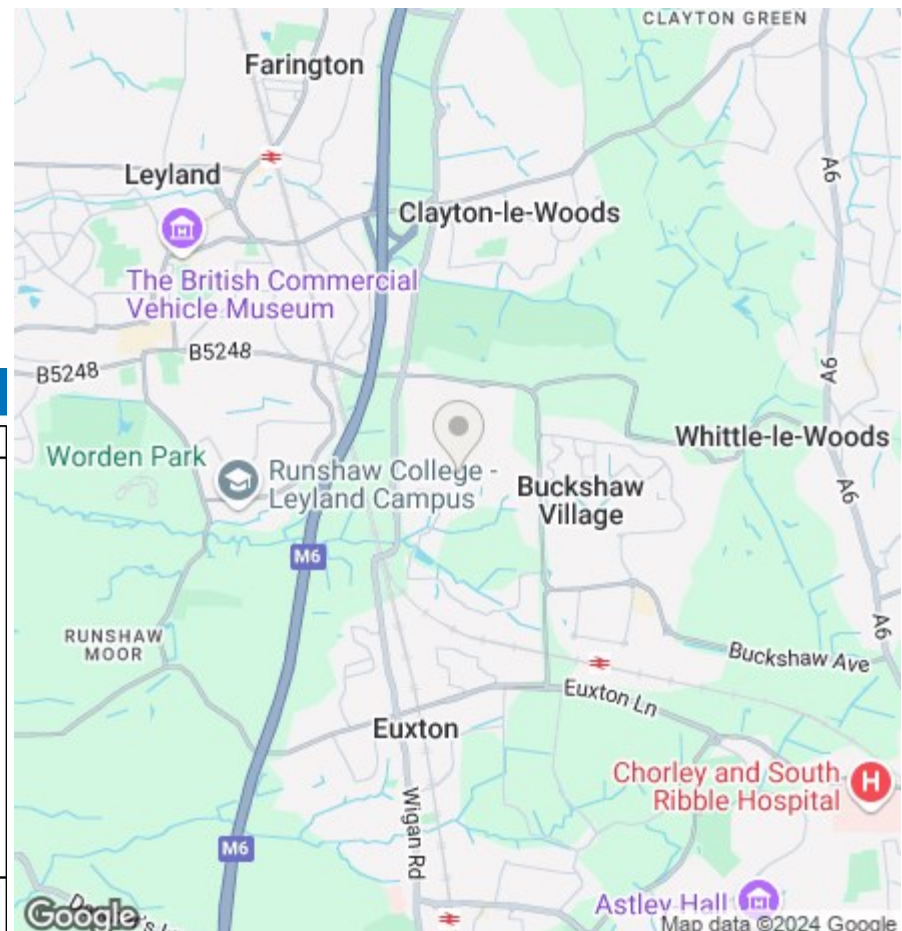


TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.

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>		
(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 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	