



Carpenters Close, Buckshaw Village, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this gorgeous, three bed, mid terrace property in the much sought after Buckshaw Village. This would be an ideal home for a first time buyer or a small family offering great space throughout. The property is ideal placed near to superb local schools, shops and amenities with 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.

As you step inside, you are greeted by a welcoming reception hall with a convenient WC to the immediate left. Just beyond, the stylish kitchen sits to the left, featuring sleek wooden cabinetry and integrated appliances, providing both functionality and a modern aesthetic. Moving further through the home, you'll find the spacious lounge/diner at the front, bathed in natural light through French doors, which not only brighten the room but also provide access to the outdoor space, creating an inviting area for family gatherings and relaxation.

The first floor hosts a generous landing that leads to three bedrooms. The two larger double bedrooms offer ample living space, while a cosy single bedroom could serve as a nursery, guest room, or office. The family bathroom, thoughtfully updated last year, features a contemporary three-piece suite with a bath / shower.. Additional storage areas are located both on the landing and within the bathroom, ensuring practicality and neat organization.

Externally, the property is equally appealing. At the front, a low-maintenance yard provides a charming entrance, while the rear boasts a large, west-facing garden with a decking area, ideal for enjoying sunny afternoons. Parking is a breeze with two designated spaces to the rear, catering to households with multiple vehicles. Altogether, this property combines comfort, convenience, and excellent presentation, making it a wonderful place to call home.







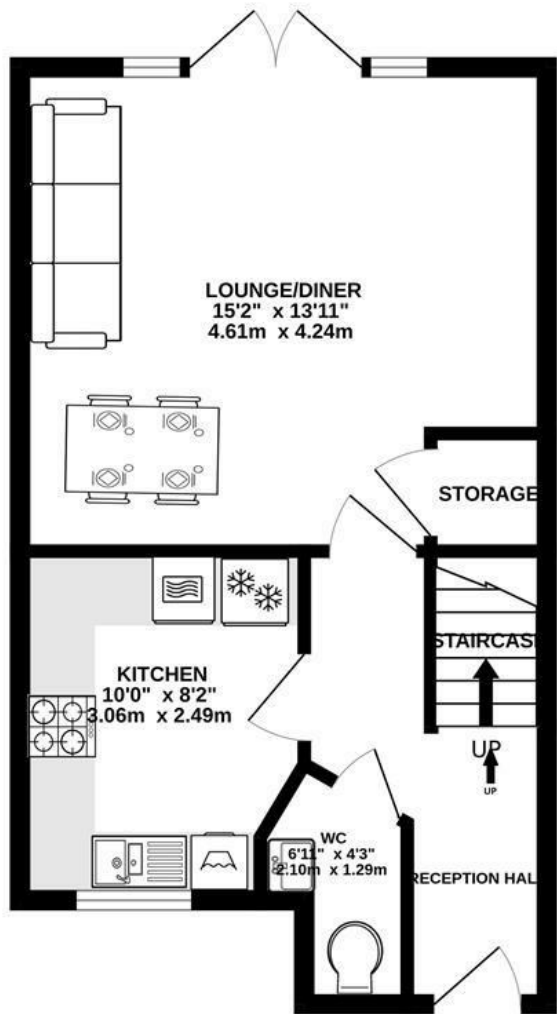




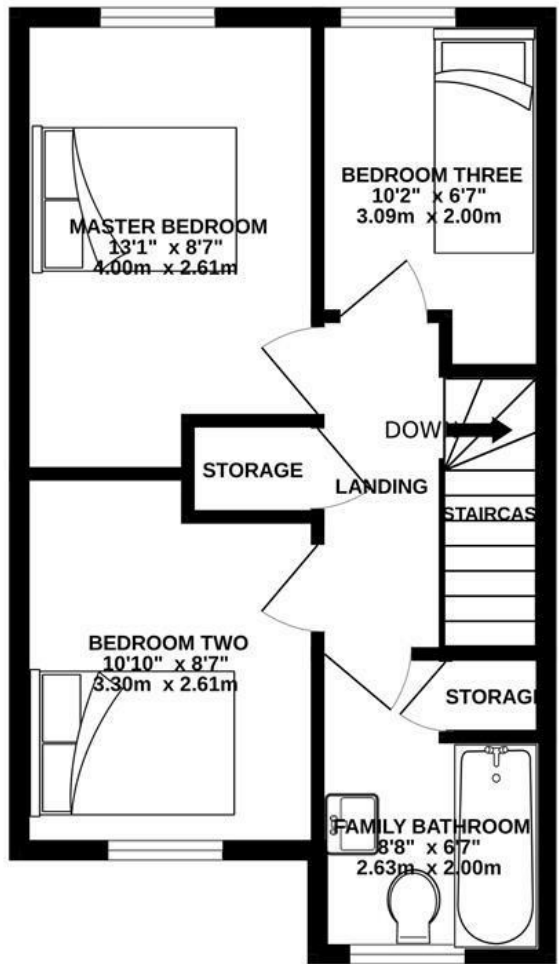


BEN ROSE

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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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	78	91
(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 