



Ayrshire Close, Buckshaw Village, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this beautiful two bed, mid terraced home on the much sought-after development in Buckshaw Village. The property would be an ideal opportunity for first time buyers or buy to let investors. The property is situated near to both the towns of Leyland and Chorley and their fantastic schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly consists of a welcoming entrance hall with both the master and bedroom two to be found here. Both rooms receive ample light and will accommodate double beds, You can also find the three-piece family bathroom on this floor with a stand alone corner shower, and the under-stair utility cupboard.

Moving upstairs, you'll find the s open plan lounge, kitchen and diner. The modern kitchen comes fitted with an integral oven and hob with space for other freestanding appliances. The dining space lies adjacent to this and offers enough room to fit a four person family dining table. The lounge features three windows and double French doors that open up to the Juliette balcony.

Externally, the house sits in a quiet cul de sac and provides one allocated parking bay to the rear along with assigned visitor parking bays.





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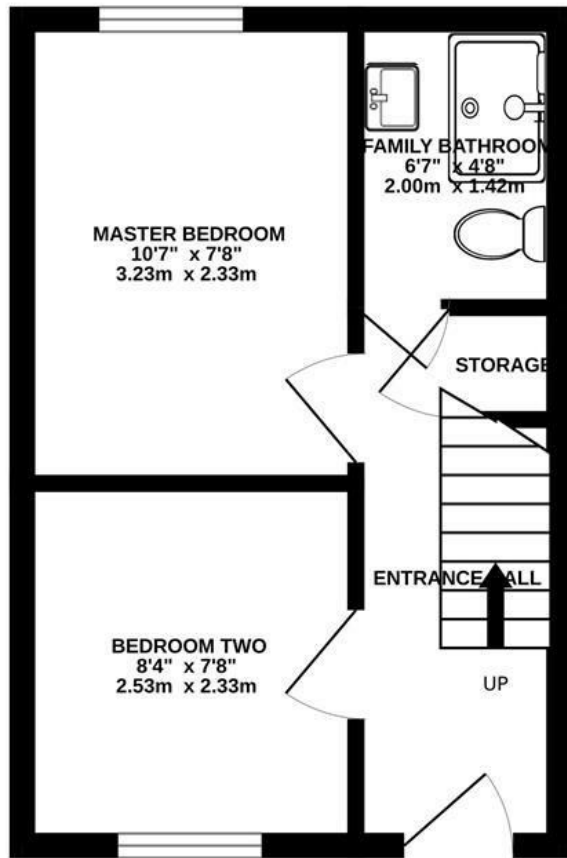


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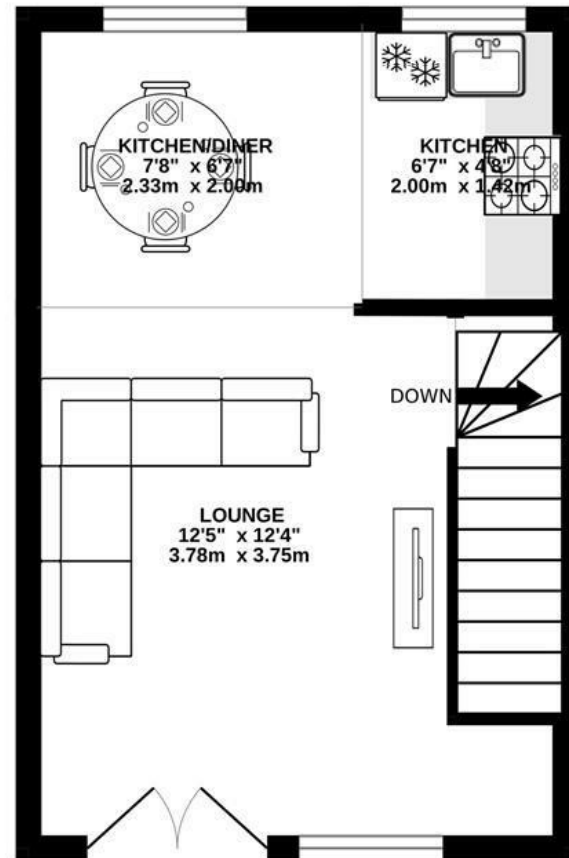


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GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.

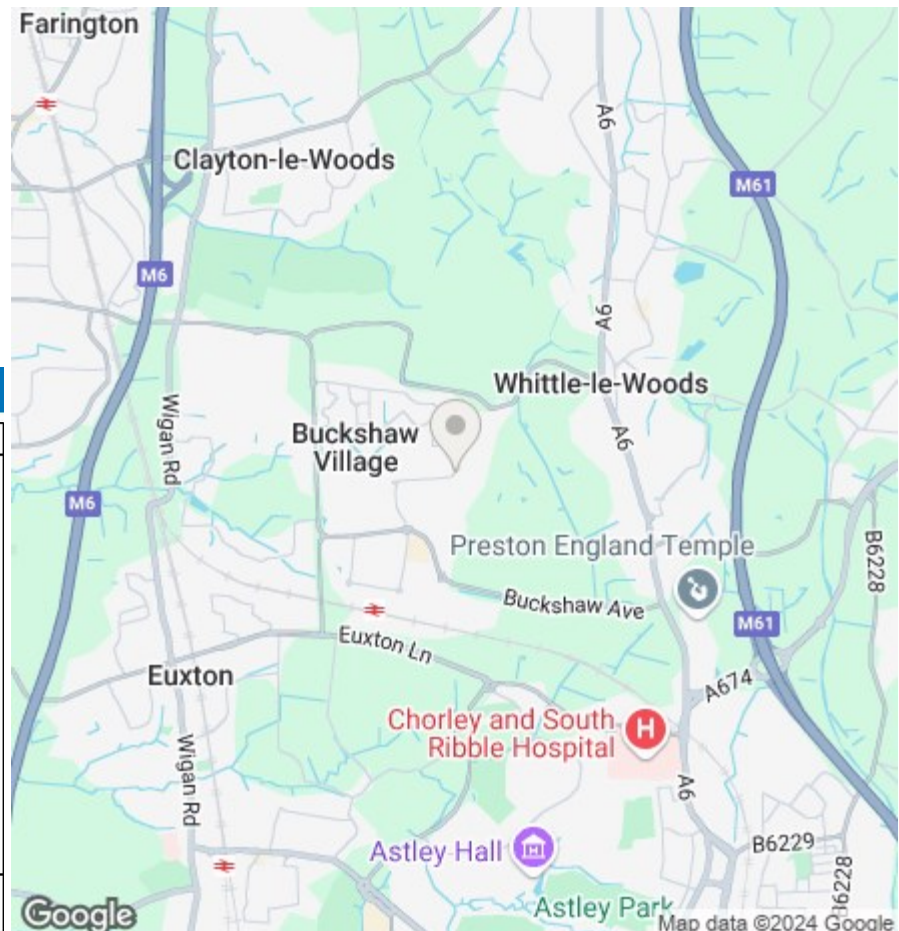


TOTAL FLOOR AREA: 466 sq.ft. (43.3 sq.m.) approx.

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) A		92
(81-91) B	75	
(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 (CO₂) 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	