



**Corsair Drive, Buckshaw Village, Chorley**

**Offers Over £189,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, two bedroom, end terrace property on a brand new development in Buckshaw Village. The property is ideally placed only a short drive to both the towns of Leyland and Chorley and is surrounded by superb local schools, supermarkets and amenities. The house also has fantastic travel links via the nearby Buckshaw Parkway trains station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the convenient WC is located. From here, you'll enter into the gorgeously decorated lounge, fitted with Partisan blinds and has access to the under-stair storage. The kitchen/diner is located via the lounge and is fitted with modern quartz surfaces, double oven and integrated units. The offers enough space for a small family dining table and has patio doors that lead out to the rear garden.

Moving upstairs, you'll find two double bedrooms with bedroom two benefitting from integrated storage. Additionally, you'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property are two allocated parking bays that are situated just to the right of the property. To the rear is a good-sized garden with a laid lawn and flagged patio area. The garden also benefits from being South facing and isn't overlooked by neighbouring properties.

The property is also fitted with solar panels to the roof.

The room dimension of the property can be found on our floorplan.

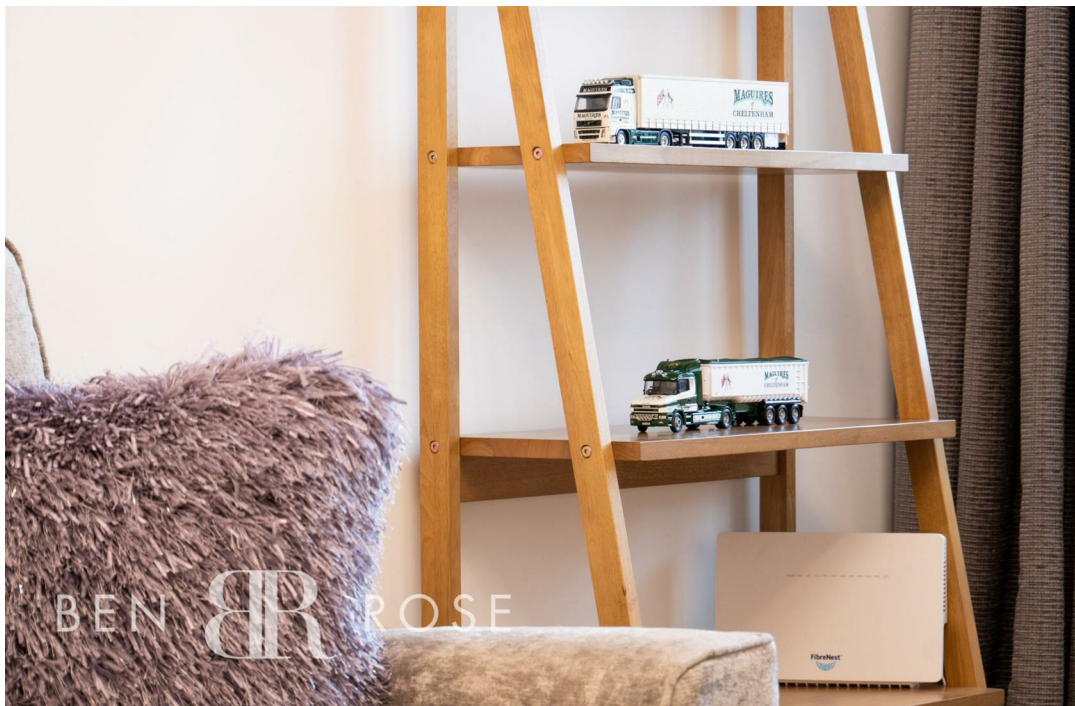
















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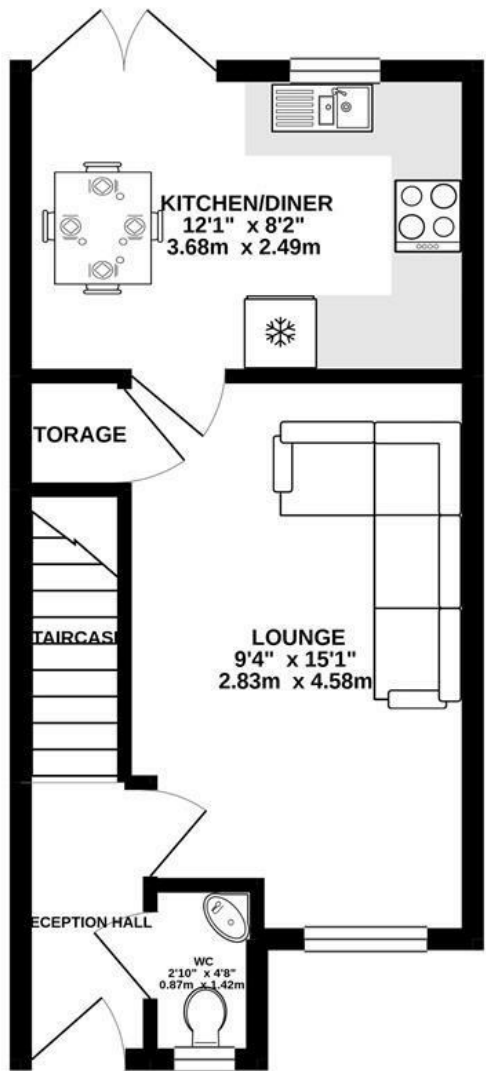




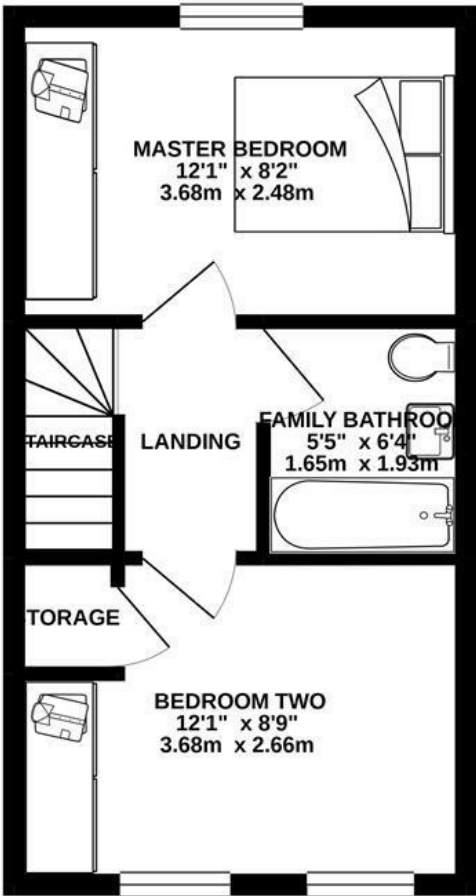


# BEN ROSE

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	87	88
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	95	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		