



Brookwood Way, Buckshaw Village, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom, semi-detached home, located in the highly sought-after area of Buckshaw Village. Perfectly suited for first-time buyers, this modern property offers stylish interiors and spacious living areas, making it an ideal family home. Situated in a thriving community, Buckshaw Village provides an excellent range of local amenities, including shops, cafes, and highly regarded schools. Excellent travel links are within easy reach, with Buckshaw Parkway train station offering direct services to Manchester and Preston, while the M6 and M61 motorways ensure convenient access to surrounding towns and cities.

Stepping inside, you are welcomed into a bright and airy entrance hall, leading into the spacious front lounge. This inviting space features a media wall, creating a stylish focal point for relaxed evenings. Moving through, the reception hall offers access to the staircase and a conveniently located WC. To the rear, the stunning open-plan kitchen/diner boasts modern, integrated appliances and sleek cabinetry, providing both functionality and elegance. The dining area benefits from patio doors that open directly onto the garden, flooding the space with natural light and seamlessly blending indoor and outdoor living.

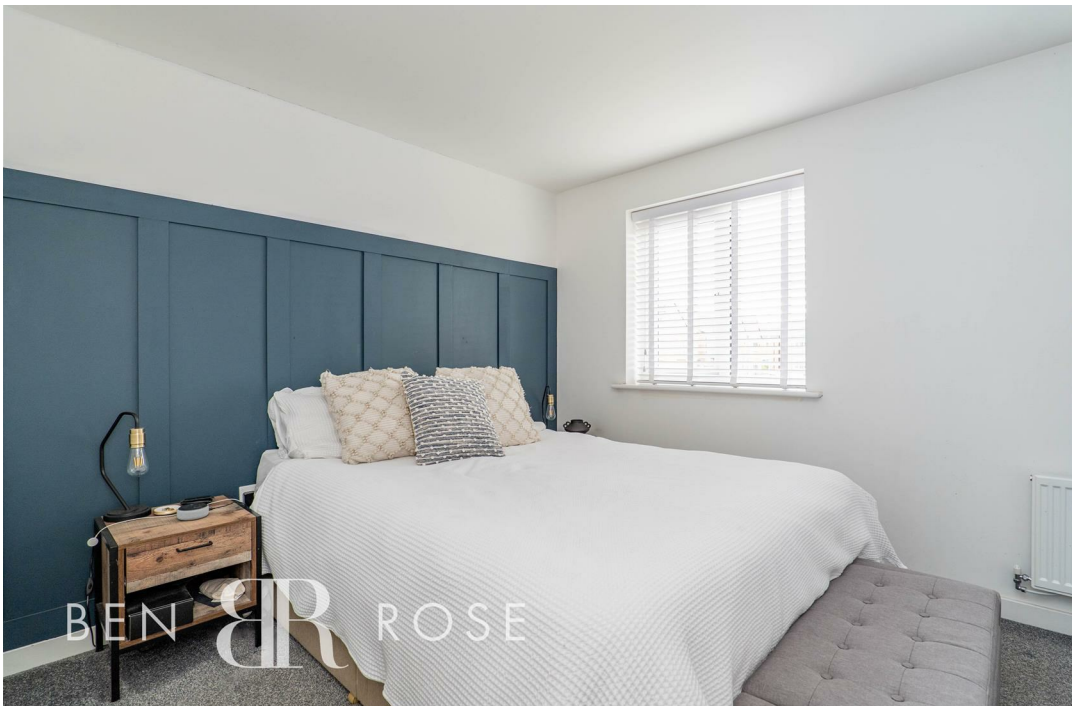
Ascending to the first floor, you'll find three generously sized double bedrooms, each thoughtfully designed to maximise comfort and space. The master bedroom enjoys the added luxury of a private en-suite shower room, offering a touch of privacy and convenience. The remaining two bedrooms are well-proportioned and perfect for children, guests, or a home office. Completing the floor is a stylish three-piece family bathroom, featuring contemporary fittings.

Externally, the property benefits from a driveway with ample space for two vehicles, leading up to a single integrated garage for additional storage or parking. The rear garden is an impressive space, designed for low-maintenance enjoyment. With seating areas positioned at both the top and bottom of the garden, there are plenty of spots to relax and entertain. The artificial lawn running through the centre ensures a neat and stylish finish, making this an ideal outdoor retreat.

This fantastic home offers modern living in a desirable location, perfect for those looking to take their first step onto the property ladder.







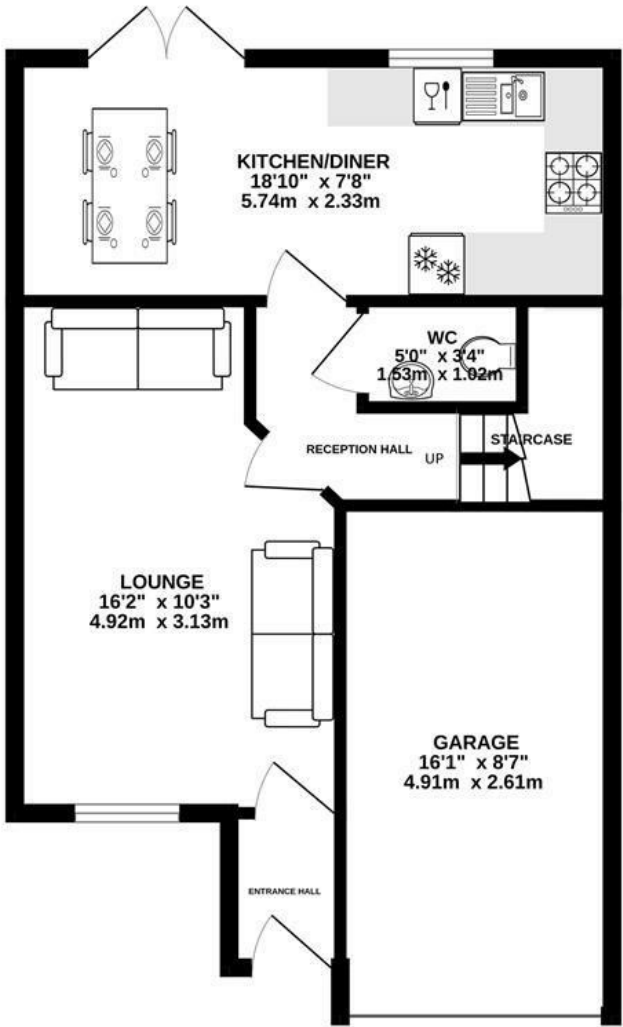




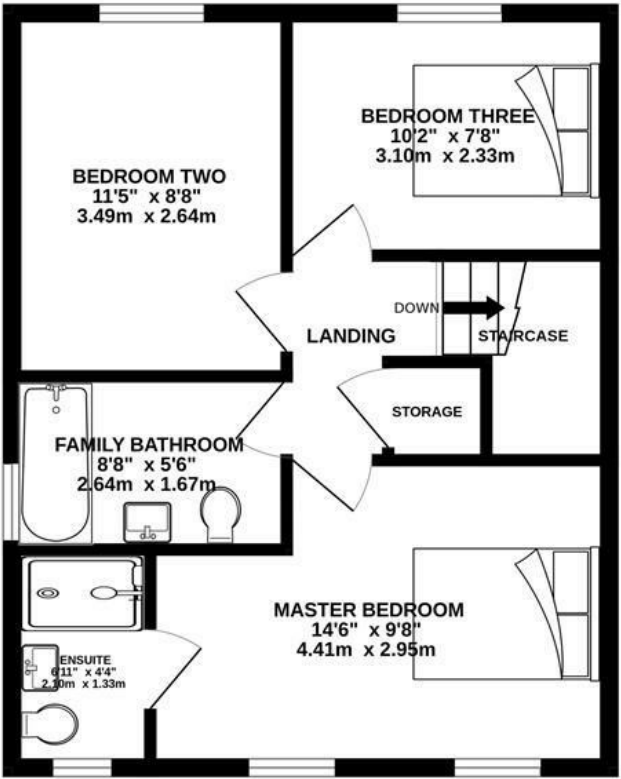


BEN ROSE

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

