



**Corsair Drive, Buckshaw Village, Chorley**

**Offers Over £209,995**

Ben Rose Estate Agents are delighted to present to the market this beautifully maintained three-bedroom end terrace townhouse, ideally located in a desirable area of Buckshaw Village. The home offers an exceptional blend of comfort, convenience, and style, perfectly situated just a short drive from both Leyland and Chorley. Residents will benefit from close proximity to excellent local schools, a range of supermarkets, and various amenities that cater to everyday needs. For those who commute, the property enjoys outstanding travel connections with Buckshaw Parkway train station nearby and easy access to both the M6 and M61 motorways. Early viewing is strongly recommended to avoid missing out on this fantastic opportunity.

Upon entering the home, you're welcomed by a bright and inviting entrance hall, which leads directly into a spacious lounge. This lovely living space features a large front-facing window that allows natural light to flood in, a charming electric fireplace that serves as a focal point, and a handy built-in storage cupboard. From the lounge, a separate hallway provides access to the modern kitchen, which is fitted with an integral hob and oven and offers space for additional freestanding appliances. A set of patio doors opens directly from the kitchen to the rear garden, seamlessly blending indoor and outdoor living. The hallway also houses a convenient downstairs WC and the staircase to the upper floors.

On the first floor, there are two well-sized double bedrooms, both fitted with stylish Hammond wardrobes that offer excellent storage solutions. The family bathroom is also located on this floor and is equipped with a modern three-piece suite, including an over-the-bath shower.

The second floor is dedicated to the generously proportioned master bedroom. This serene retreat also features fitted Hammond wardrobes and is complemented by a spacious three-piece ensuite, complete with a walk-in shower.

Externally, the front of the property boasts two allocated parking bays, providing ample space for vehicles. To the rear, the garden is well sized and low maintenance, comprising artificial turf and patio, bordered by tall wooden fencing for privacy. This property offers a wonderful opportunity for families or professionals seeking a move-in ready home in a thriving community.





































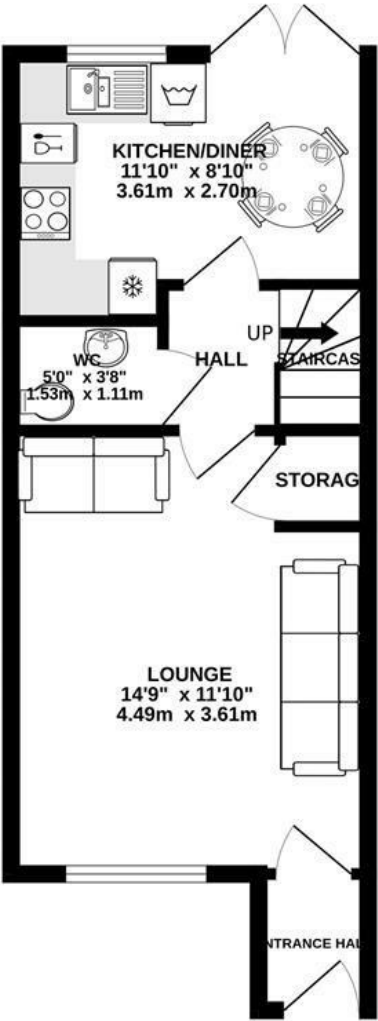




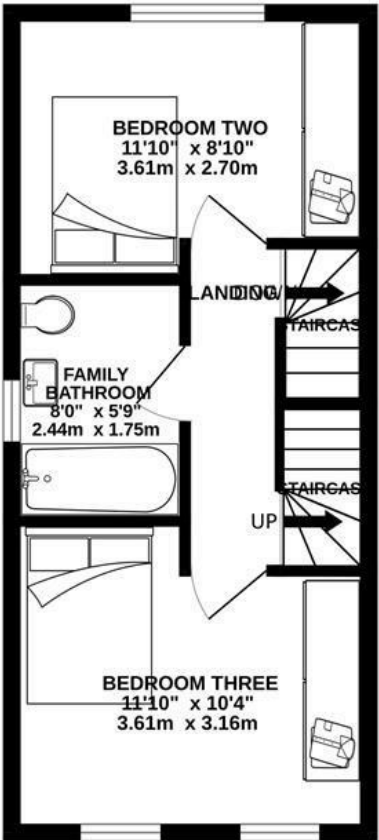


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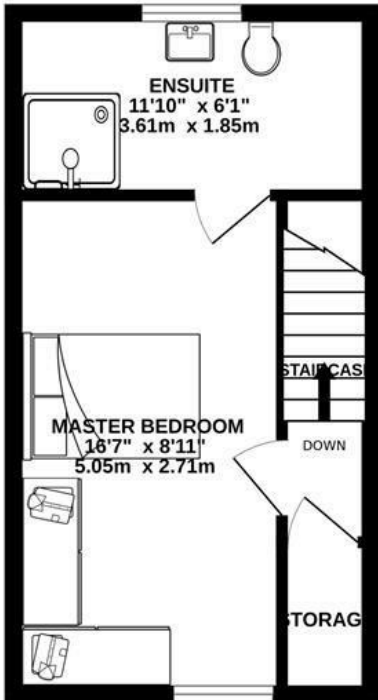
GROUND FLOOR  
339 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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		94
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

