



**Byers Walk, Buckshaw Village, Chorley**

**Offers Over £199,995**

Ben Rose Estate Agents are delighted to bring to market this beautifully presented two-bedroom mid-terrace home, perfectly positioned in the highly sought-after Buckshaw Village. Ideal for a couple, first-time buyer, or anyone commuting to Manchester or Preston, the property benefits from being just a short stroll from the train station, offering direct routes to both cities. The location also places supermarkets, shops, and restaurants within easy walking distance, making everyday life exceptionally convenient.

Upon entering, you are welcomed into a spacious entrance hall that provides access to the staircase and all ground floor rooms. At the front of the property sits a stylish modern kitchen, complete with integrated hob, oven, fridge-freezer, slimline dishwasher, and washing machine. The contemporary design is complemented by attractive wall and base units, while the front-facing window floods the space with natural light. Moving through the hallway, there is a conveniently located WC before reaching the generously proportioned lounge and dining area. This inviting space easily accommodates a large sofa set and dining table, with an abundance of light streaming in through the patio doors that open onto the garden. A large under-stairs storage cupboard is also neatly tucked away here.

The first floor boasts two generously sized double bedrooms, each spanning the full width of the property, offering ample space and comfort. A well-proportioned landing leads to the modern three-piece family bathroom, complete with an over-the-bath shower.

Externally, the home enjoys a good-sized, landscaped, south-facing garden, laid to lawn with a patio area ideal for outdoor dining. Gated access at the rear leads directly to the private car park, where two allocated off-road parking spaces are provided. The property is finished to a high standard throughout, is within walking distance to a full range of local amenities, and is ready for immediate occupation, with blinds included in the sale.





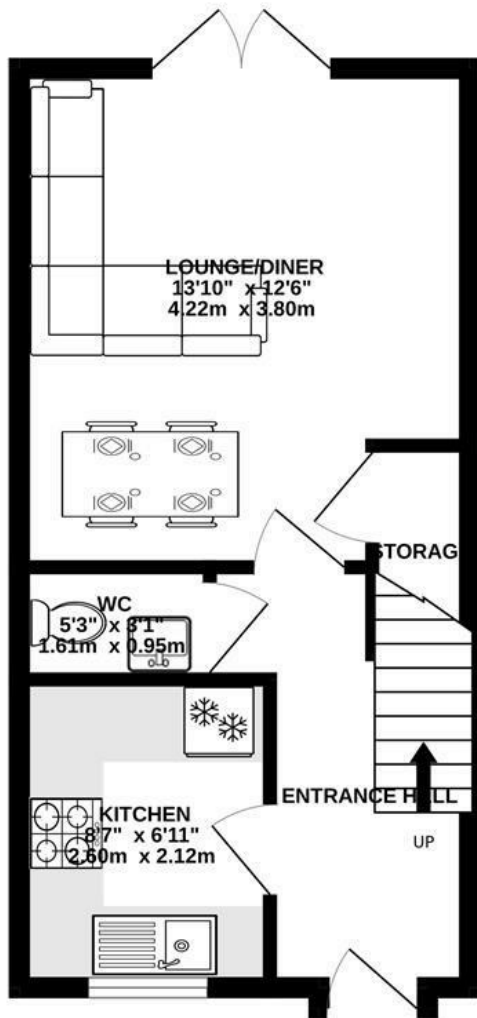




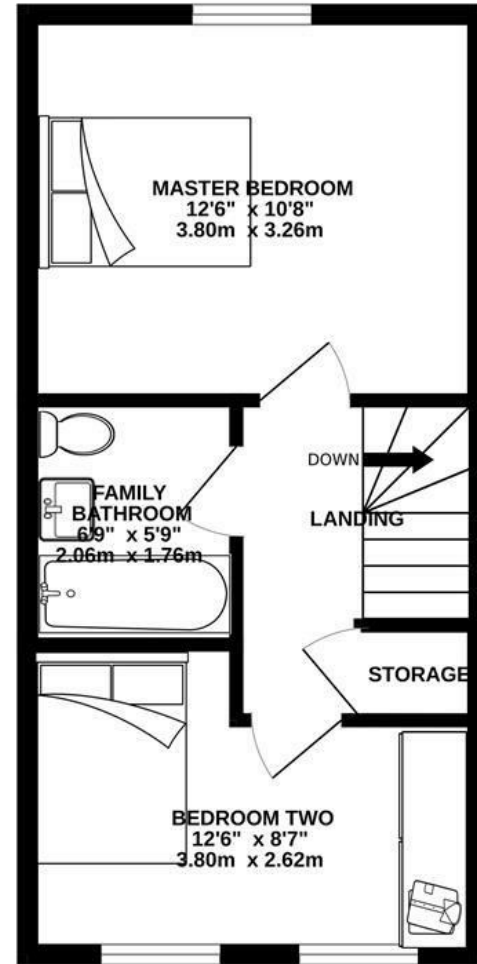




GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.

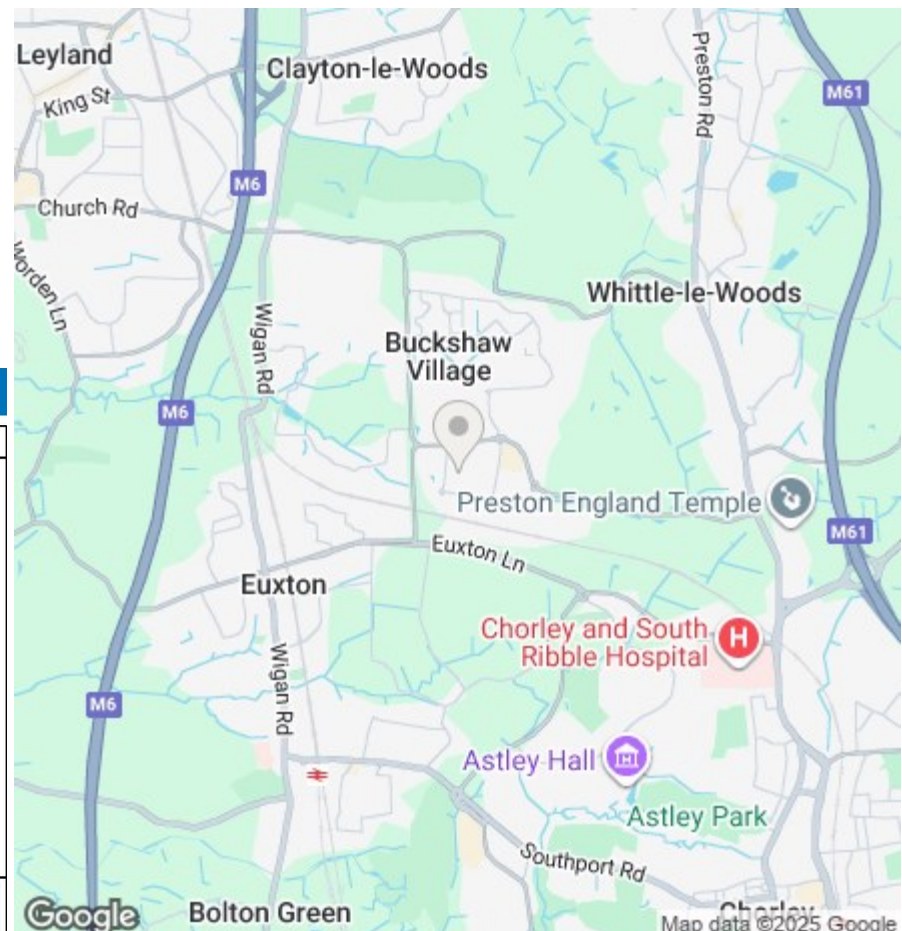


TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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