



Guernsey Avenue, 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 ever-popular Buckshaw Village, Lancashire. Immaculately maintained and recently upgraded throughout, the property offers modern, move-in ready living that is ideal for families. Within the past 18 months, all three bathrooms have been fully refurbished, the kitchen also benefits from a refurbishment with a sleek contemporary design, and new flooring and carpets fitted across the home. A new front door further adds to its stylish kerb appeal. Buckshaw Village itself is a thriving community, offering a wealth of local amenities including schools, shops, supermarkets, and leisure facilities. For commuters, both Buckshaw Parkway and Euxton Balshaw Lane train stations are within easy reach, providing excellent rail links to Manchester, Preston, and beyond, while the M6 and M61 motorways are only a short drive away.

Stepping into the property, you are greeted by a welcoming entrance hall that sets the tone for the home. A conveniently located downstairs WC lies just off the hallway. The spacious and bright lounge/diner is the main hub of the ground floor, offering an open and versatile living area ideal for both family gatherings and entertaining. From here, stairs lead to the first floor. Completing the ground floor is the stunning modern kitchen, designed with clean lines, plentiful storage, and integrated appliances including a oven, hob, extractor and washing machine. The kitchen also benefits from understairs storage/pantry and features double doors opening directly onto the garden, seamlessly blending indoor and outdoor living.

To the first floor, the home offers a bright spacious landing and three well-proportioned bedrooms. The master bedroom is particularly impressive, complete with its own stylish ensuite shower room. A further double bedroom and a single provide ample flexibility for children, guests, or home working. The main family shower room, also recently refurbished, completes the floor, offering a fresh and contemporary finish.

Externally, the property continues to impress. To the front, there is a neatly lawned garden with mature bushes and a private driveway providing off-road parking for up to two vehicles. To the rear, a beautifully maintained garden awaits, featuring a lawn, well-placed plants, and a patio area perfect for outdoor seating and entertaining.

In summary, this immaculate and ready-to-move-into home represents a fantastic opportunity for families seeking modern living in a vibrant and well-connected community. With its stylish interiors, recent refurbishments, and excellent location, it offers both comfort and convenience in equal measure.







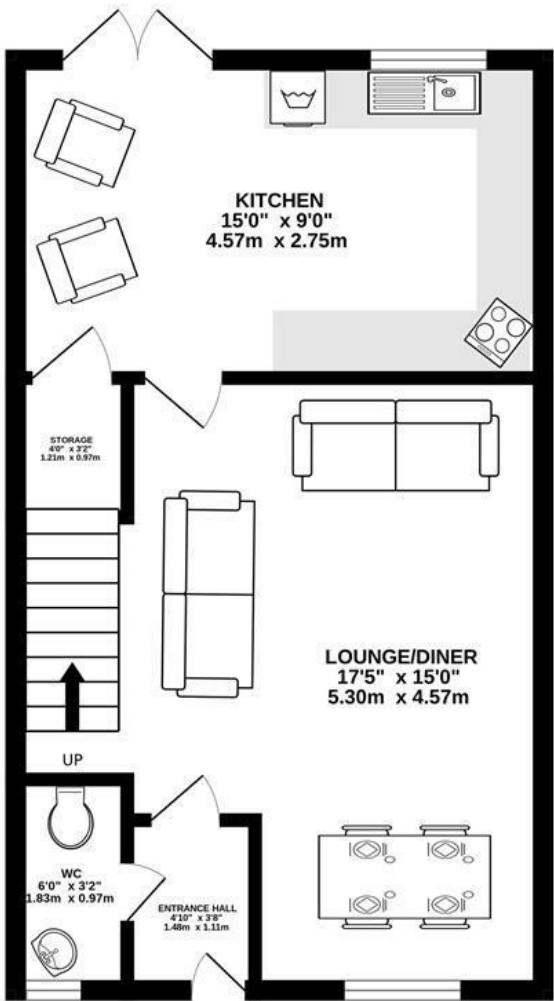




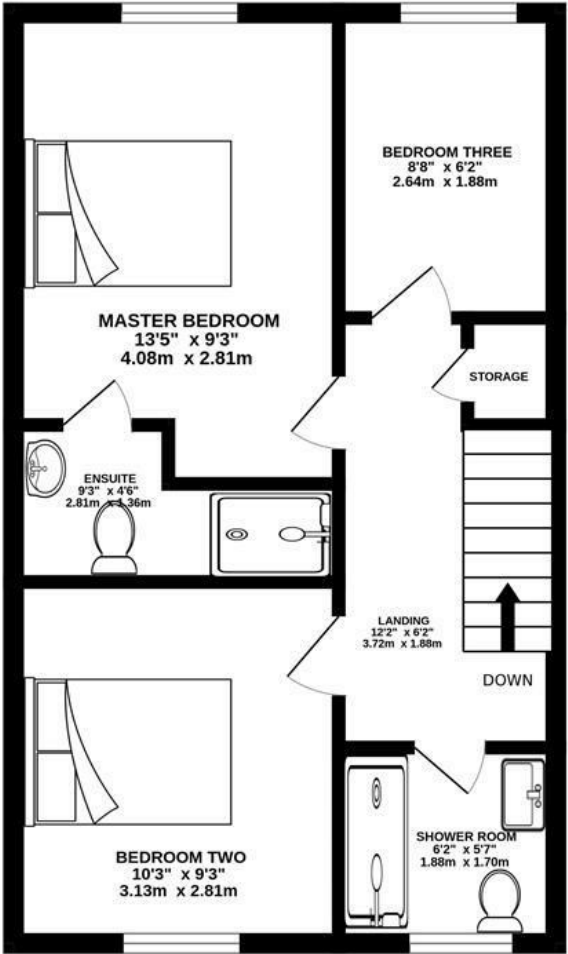


BEN ROSE

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	89
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	

