



Ordnance Road, Buckshaw Village, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom end terrace property, situated in the heart of the ever-popular Buckshaw Village. This would be an ideal home for families or those commuting to Manchester or Preston, with Buckshaw Parkway train station only a short walk away offering direct routes to both. The property is also within walking distance of local supermarkets, shops, restaurants, and other everyday amenities, enhancing the convenience of its location.

Walking through the front door, you are welcomed into the entrance hallway, where you will find a convenient WC and the staircase leading to the upper level. To the right is the spacious lounge, featuring a newly installed illuminated media wall and boasting dual-aspect windows that fill the room with natural light. Toward the end of the hallway is the modern open-plan kitchen/diner, equipped with integrated appliances including a double oven, hob, fridge/freezer, and dishwasher. A convenient utility cupboard provides additional space for freestanding appliances. There is ample room for a family dining table, and sliding doors open out to the rear garden.

Upstairs you will find four well-proportioned bedrooms. The master bedroom benefits from a contemporary three-piece ensuite shower room, while a modern three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the property offers on-road parking to the front, along with a private parking bay at the rear, where a single detached garage can also be found. The garage is equipped with power and lighting and is accessed via an up-and-over door. The rear garden is generously sized, featuring a well-maintained lawn and patio area - ideal for outdoor entertaining or relaxation.

Early viewing is highly recommended to avoid potential disappointment.

















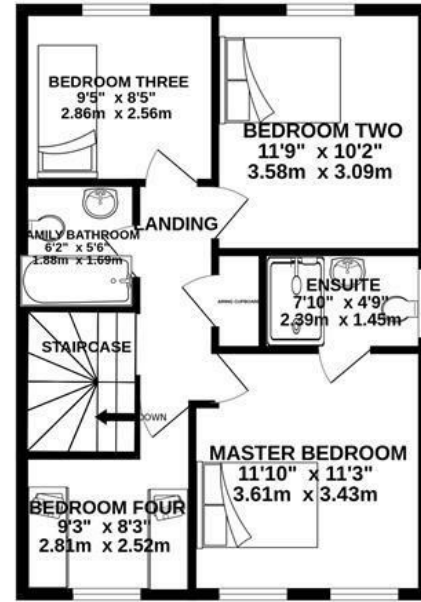
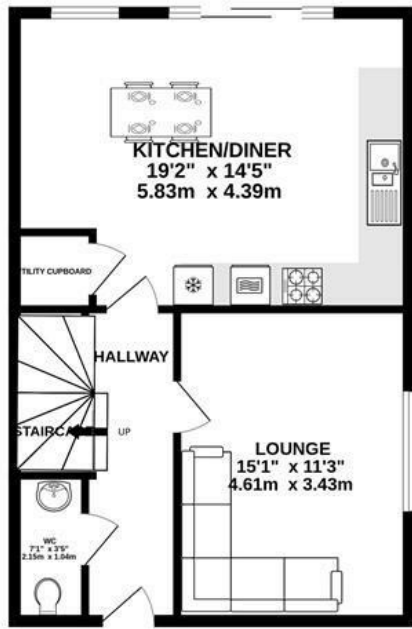
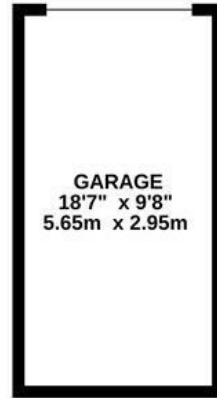




BEN ROSE

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.

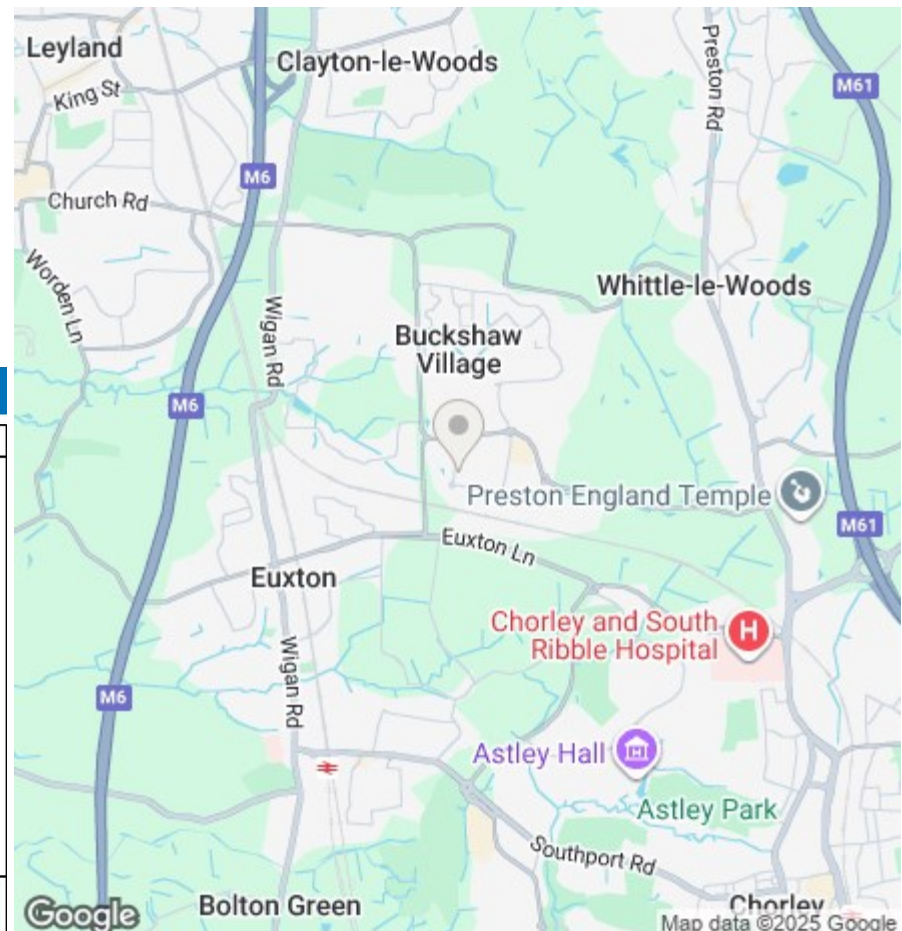


TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

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		96
(81-91) B	86	
(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 (CO₂) 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	