BEN ROSE

Buckshaw Avenue, Buckshaw Village, Chorley — Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this gorgeous, three bedroom, detached property set in the ever popular and sought after Buckshaw Village. This would be an ideal family property offering generous space throughout. The property is ideally placed only a short drive to both the towns of Chorley and Leyland and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby Buckshaw Parkway train station and the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be accessed. Here, you'll enter into the lounge, this room is of a good size and benefits from an abundance of light from both the front facing window and rear patio doors. Heading back through the hall, you'll enter into the open plan kitchen/dining room. The modern fitted kitchen offers ample worktops and integrated appliances such as a hob/oven, fridge freezer, dishwasher and washing machine. There is enough room for a large family dining table here, along with some under stair storage, a good sized integral pantry, conveniently located WC and access to the garden.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from a three piece ensuite, and bedroom two some integral storage space. You'll also find the three piece family bathroom on this with an over the bath shower.

Externally, to the front of the property is a good sized easy to maintain lawn, with gated access and path leading up to the home. To the rear is a sizeable south facing garden that is primarily lawned throughout. It features an Indian stone patio for easy maintenance. The property also benefits from two off road parking spaces to the rear.

T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 12 CLEVELAND ST, CHORLEY, PR7 1BH

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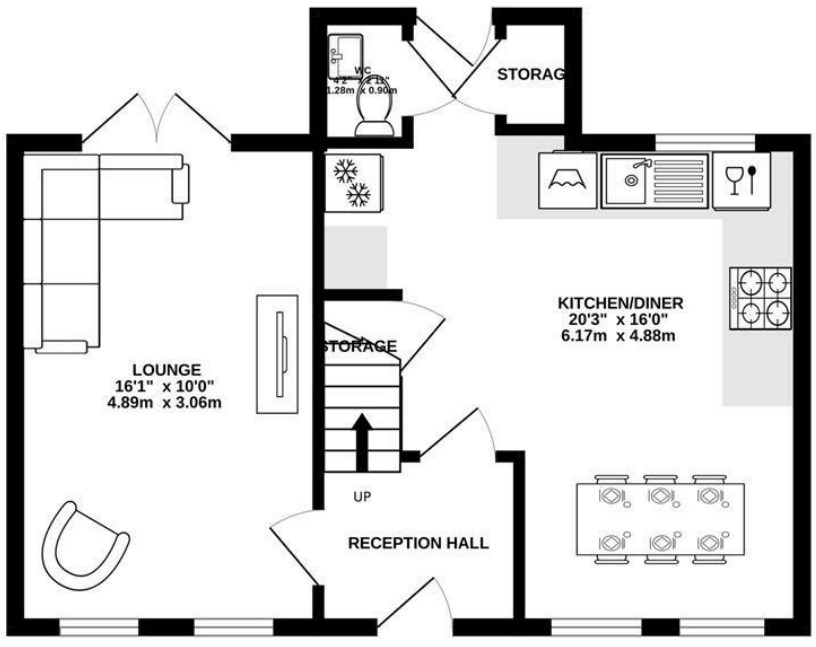
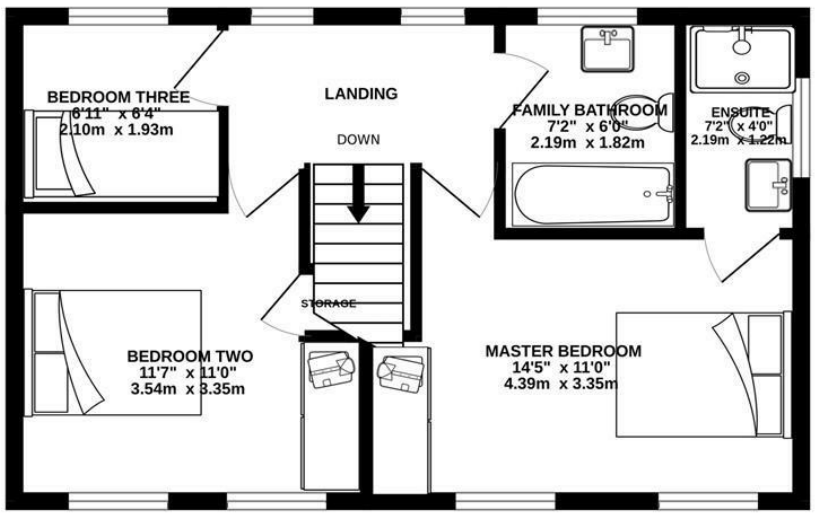
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 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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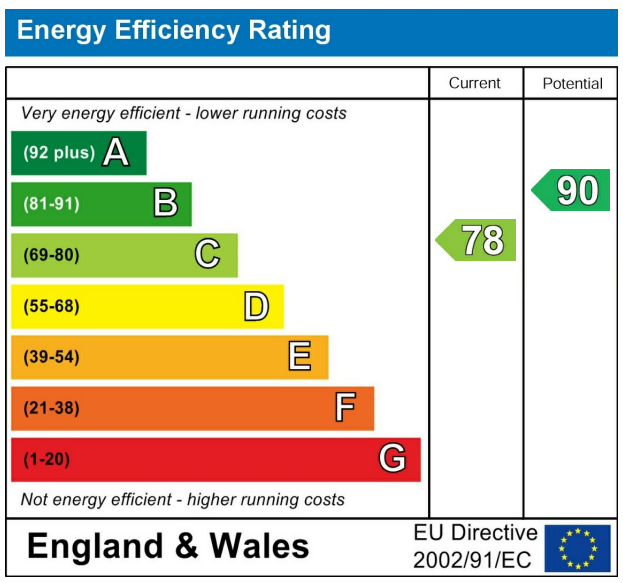
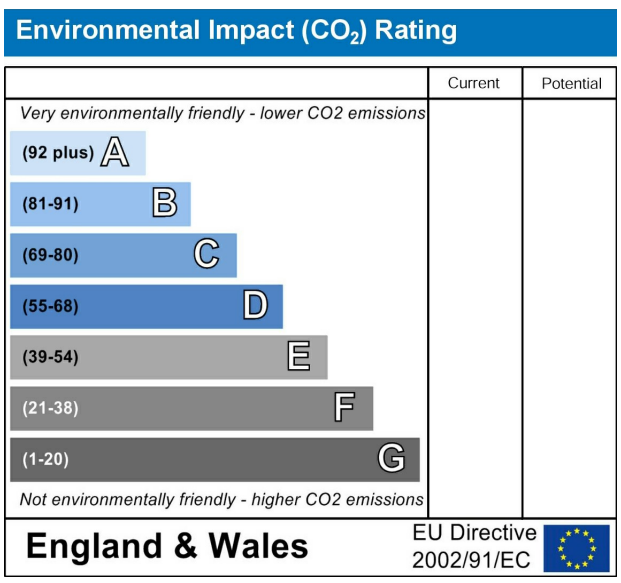
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.





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