



Marine Crescent, Buckshaw Village, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom first floor flat situated in the highly sought-after area of Buckshaw Village, Chorley. This attractive home offers comfortable and modern living, making it an ideal opportunity for first-time buyers, professionals, or investors. The property enjoys a convenient location with excellent travel links nearby, including easy access to the M6 and M61 motorways as well as a train station just a short drive away, making commuting to surrounding towns and cities straightforward. Buckshaw Village also benefits from a range of local amenities, shops, cafes, and bus routes all within walking distance, along with plenty of green spaces perfect for relaxing walks and outdoor enjoyment.

Access to the property is via a communal main entrance which leads to the upper floors. Once inside the flat, the hallway provides access to all rooms. To the left is the kitchen, featuring a window and fitted with a range of wall and base units complemented by worktop surfaces and a convenient breakfast bar. The kitchen also benefits from an integrated hob, oven, dishwasher and fridge/freezer. Across from the kitchen is the spacious lounge, which is bright and welcoming and features double doors opening out to a Juliet balcony.

Continuing through the flat, the master bedroom is well-proportioned and benefits from a large window along with a modern three-piece en-suite. Bedroom two also features a window and offers versatile use as a second bedroom, guest room, or home office. Completing the accommodation is the three-piece family bathroom.

Externally, the property benefits from a driveway located in front of the garage providing space for one car. The garage itself is accessible from the outside and is currently being utilised as a gym, while still offering excellent storage potential and featuring a garage door and window for natural light. The development also features landscaped communal areas with an abundance of trees and greenery, creating a pleasant setting for residents. Overall, this is a fantastic home offering comfortable living within a popular and convenient location.





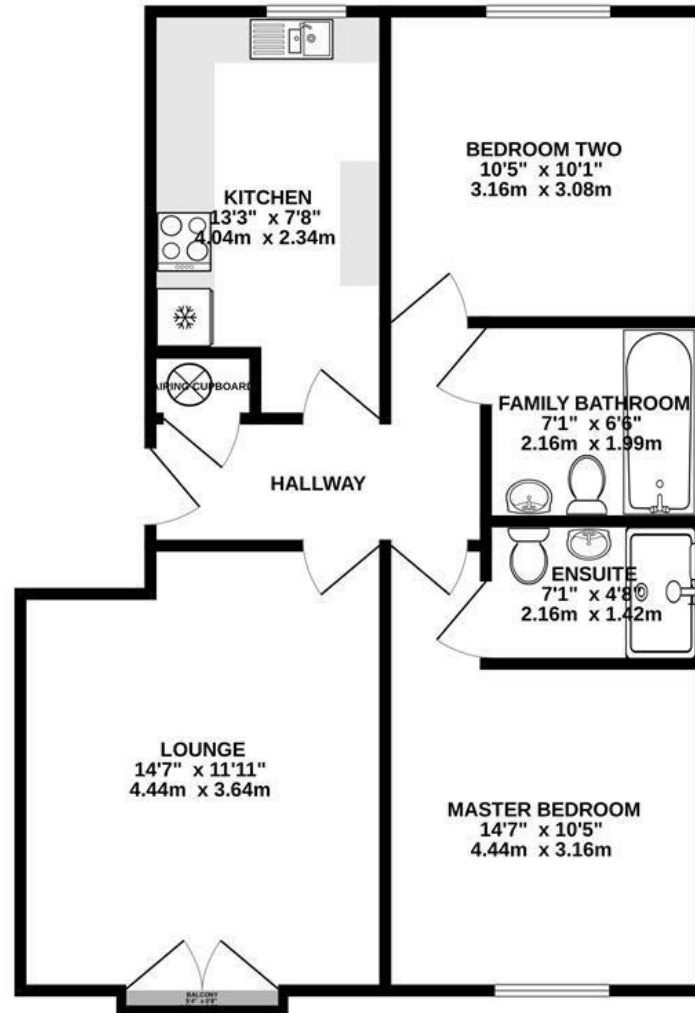


BEN ROSE

GROUND FLOOR
197 sq.ft. (18.3 sq.m.) approx.



FIRST FLOOR
633 sq.ft. (58.8 sq.m.) approx.

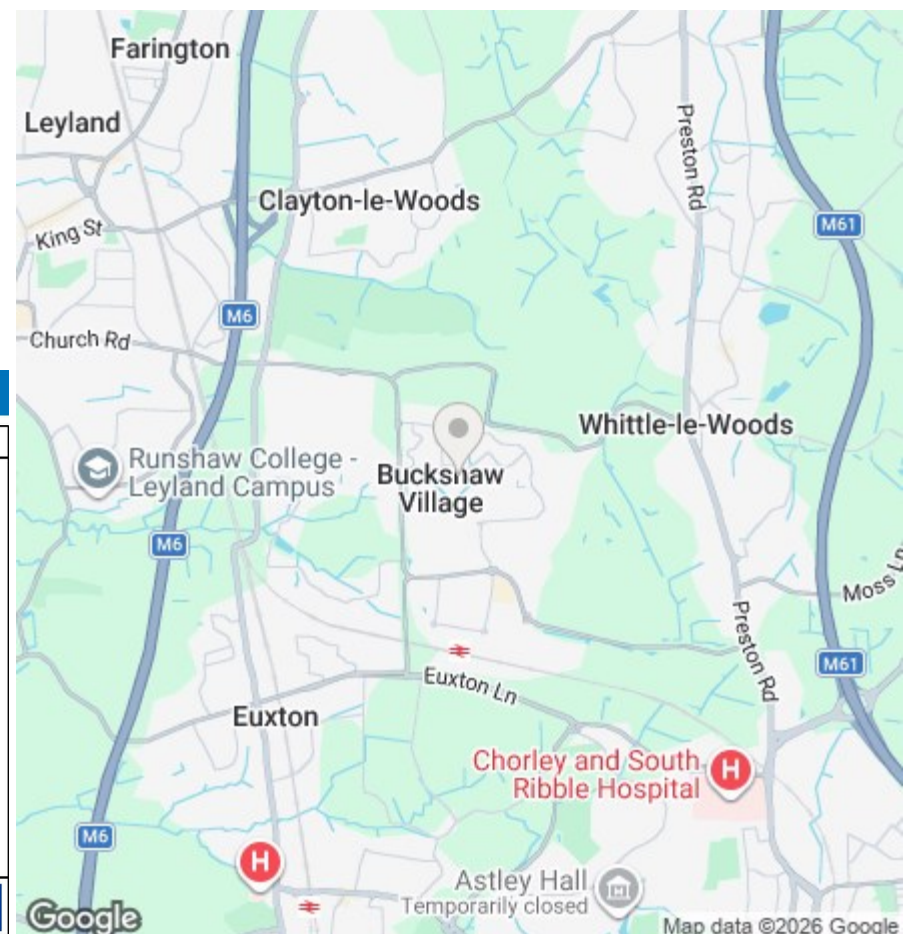


TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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		
(81-91) B		
(69-80) C	75	85
(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	