



Ayrshire Close, Buckshaw Village, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom terrace property, ideally situated in the highly sought-after area of Buckshaw Village, Chorley. Perfectly suited to first time buyers or couples, this modern home offers a practical and low-maintenance layout with bright, open living accommodation. Buckshaw Village is a thriving and well-connected community, offering a wide range of local amenities including supermarkets, cafés, restaurants, primary schools and leisure facilities all within easy reach. Excellent travel links are close by, with Buckshaw Parkway train station providing direct routes to Preston, Manchester and beyond, as well as convenient access to the M6, M61 and M65 motorways for commuters. Chorley town centre is just a short drive away, offering additional shopping and entertainment options.

Entering the home on the ground floor, you are welcomed into the entrance hall which provides access to the first floor staircase and the two generously sized double bedrooms, both offering ample space for freestanding furniture and ideal for use as a main bedroom and guest room or home office. The family bathroom is also located on this level and is fitted with a three-piece suite, serving both bedrooms conveniently. The layout on this floor offers a practical separation between living and sleeping spaces, creating a comfortable and functional environment.

Heading upstairs, you are led directly into the impressive open plan kitchen and lounge area. This spacious and airy room is flooded with natural light, creating a warm and inviting atmosphere. The kitchen provides ample worktop and storage space, while the lounge area comfortably accommodates seating and additional space for dining, making it ideal for both relaxing and entertaining. This sociable layout truly forms the heart of the home and is perfectly suited to modern living.

Externally, the property benefits from a private parking space to the front, with additional visitor parking available nearby. The surrounding communal areas are well maintained, featuring lawns and attractive flowerbeds that enhance the overall setting. With its desirable location, practical layout and excellent transport connections, this home presents a fantastic opportunity for those looking to step onto the property ladder or for couples seeking a stylish and conveniently located home.







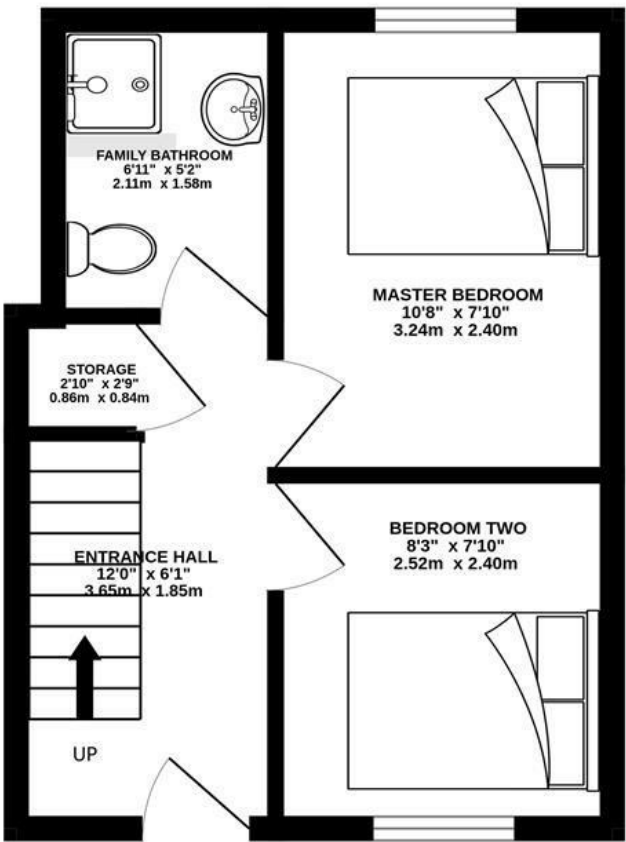




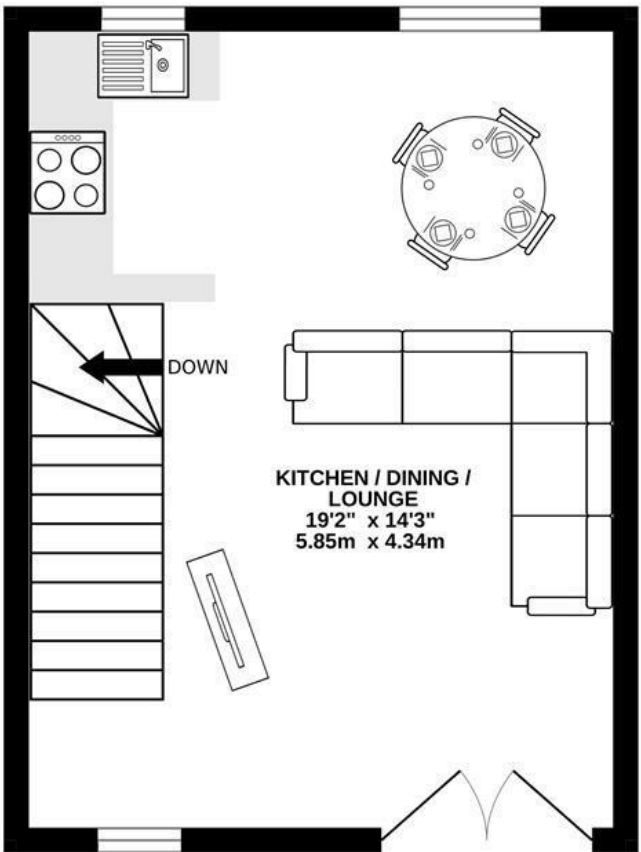


BEN ROSE

GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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	74	90
(81-91) B		
(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 (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
		

