



Anderton Crescent, Buckshaw Village, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom, end-mews property situated in a secluded and sought-after area of Buckshaw Village, Lancashire. This lovely home is ideal for first-time buyers looking for modern living within a peaceful setting. The property enjoys the best of both worlds – a quiet, tucked-away location while still being within walking distance of local shops, cafes, and schools. Buckshaw Village also offers excellent travel links, with Buckshaw Parkway train station providing direct connections to Manchester and Preston, regular bus routes serving the surrounding areas, and easy access to the M6 and M61 motorways for those commuting further afield. Nearby, residents can also enjoy beautiful green spaces, leisure facilities, and the Greenman Trail for scenic walk located behind the home.

As you step through the front door, you are welcomed into the vestibule that conveniently houses a utility area just off to the side – perfect for additional storage and laundry space. Moving through, the home opens into a spacious front lounge, tastefully decorated and featuring an open staircase that adds character and flow to the layout. The lounge offers a warm and inviting space for relaxation and entertaining. Towards the rear, you'll find a stunning kitchen/diner, fitted with a range of modern, integrated appliances including a dishwasher, oven, and fridge/freezer. The room easily accommodates a dining table and is beautifully finished with French doors that open out onto the garden, filling the space with natural light and creating an ideal setting for family dining or entertaining guests.

To the first floor, the home boasts three well-proportioned bedrooms, two of which are generous doubles offering plenty of space for furniture and storage. The third bedroom makes for an ideal single room, home office, or nursery. Completing the upper floor is a contemporary three-piece family bathroom, fitted with a sleek suite and an over-the-bath shower, providing both practicality and style.

Externally, the property benefits from a driveway to the front with space for one car, accompanied by a neat front lawn that enhances the home's kerb appeal. To the rear, you'll discover a delightful and secluded garden that provides the perfect private retreat. It features a patio area ideal for outdoor dining, leading onto a well-maintained lawn and an additional seating area – perfect for enjoying summer evenings. There's also a convenient lean-to to the side of the property, offering useful outdoor storage. Backing onto green space with a children's playground and access to the Greenman Trail nearby, this lovely home offers a peaceful and family-friendly setting.

In summary, this charming end-terrace property combines modern comfort with a quiet yet convenient location, making it a perfect choice for first-time buyers seeking a well-presented home in the heart of Buckshaw Village.



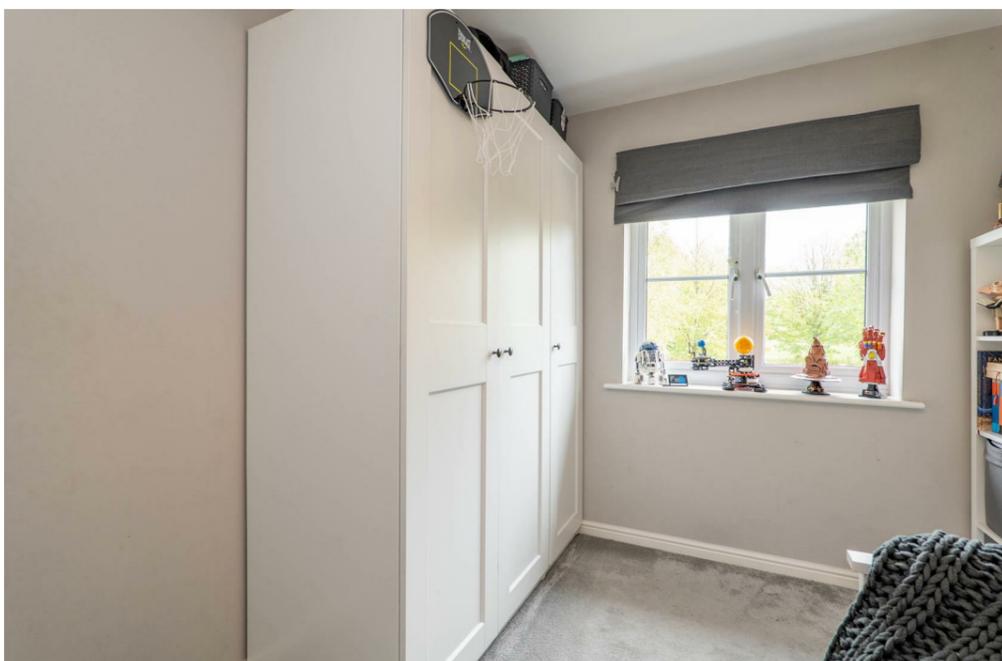










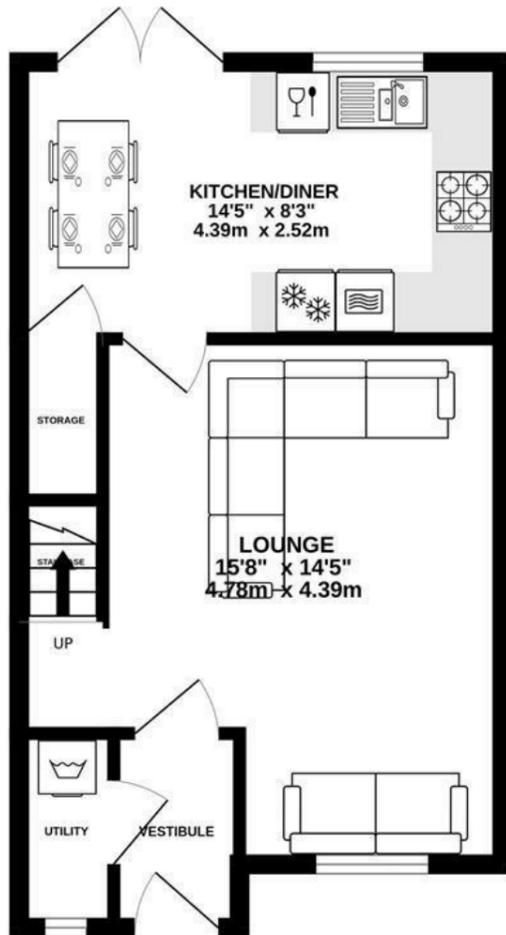




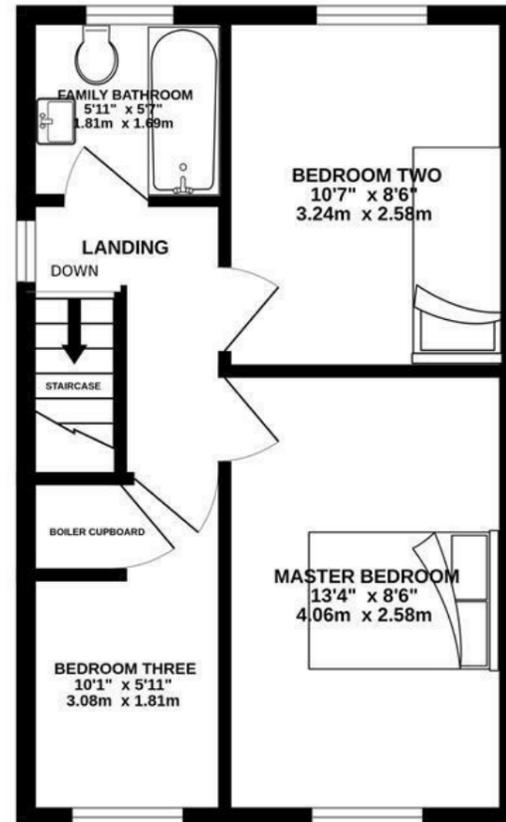




GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.

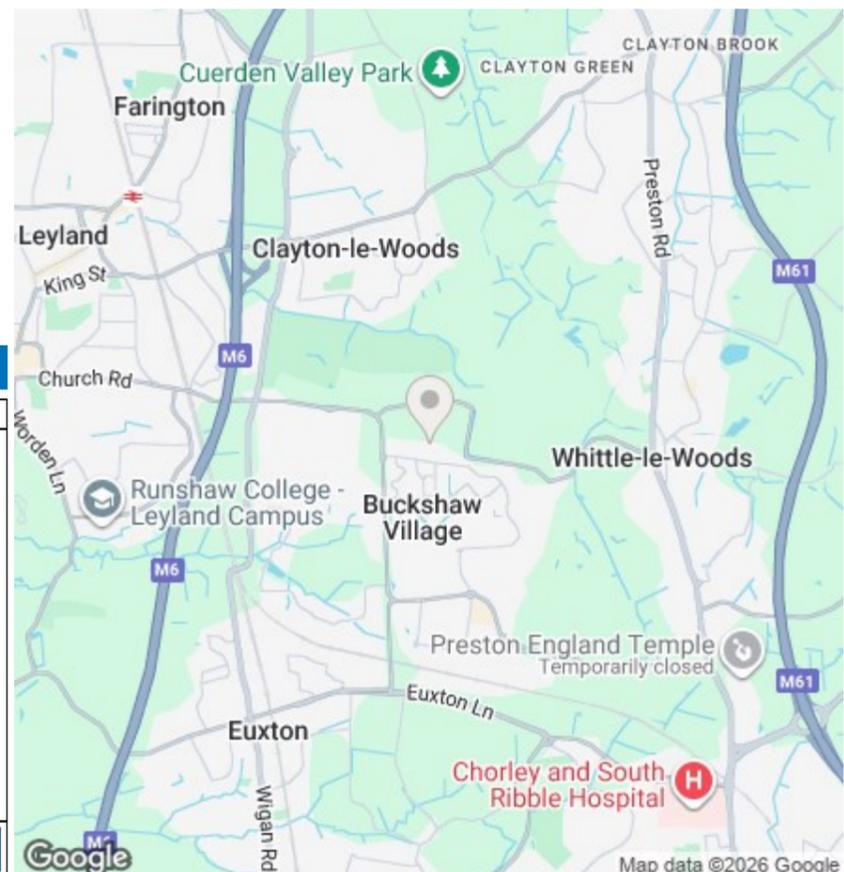


TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
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	