BEN ROSE



Old Worden Avenue, Buckshaw Village, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom semi-detached home, ideally situated within the highly sought-after Buckshaw Village. Offering well-proportioned accommodation across two floors, the property provides a practical and versatile layout ideally suited to modern family life, with a generous open-plan kitchen and dining space, three bedrooms and attractive gardens to both the front and rear. Buckshaw Village itself is particularly popular with families, offering a fantastic selection of everyday amenities including shops, cafés, restaurants, schools, parks and leisure facilities, all within easy reach. The property also benefits from excellent transport links, with Buckshaw Parkway railway station providing services towards Manchester, Preston and beyond, whilst the M6 and M61 motorways are easily accessible for those commuting throughout the North West. Chorley town centre is also just a short drive away, with Preston, Leyland and other surrounding towns and cities all within convenient travelling distance.

Stepping inside, the entrance hall provides a welcoming first impression and access to the principal ground floor accommodation, along with the staircase to the first floor, useful understairs storage and a convenient WC. The spacious lounge is positioned to the front of the property and benefits from a large window which allows plenty of natural light to fill the room, complemented by a wall-mounted electric fire creating a comfortable focal point. Continuing through the home, the kitchen and dining room provides an excellent social space for everyday family life, with a modern and practical layout offering ample storage and workspace alongside multiple integrated appliances. Whilst double doors provide an attractive outlook over the rear garden and allow the space to flow naturally towards the outside.

Heading upstairs, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is a particularly appealing retreat, benefiting from built-in wardrobes providing excellent storage alongside a private shower en suite. The second bedroom is another comfortable double room, while the third bedroom would make an ideal child's bedroom, nursery or home office, providing flexibility for growing families or those working from home. Completing the first floor is the modern three-piece family bathroom, conveniently positioned to serve the remaining bedrooms.

Externally, the property enjoys an attractive frontage with several areas of lawn, paved walkways and mature hedging providing a pleasant approach to the home. To the rear, there is a private parking space positioned directly in front of the detached garage, providing useful off-road parking and additional storage. The enclosed rear garden is predominantly laid to lawn and offers a good degree of privacy, with ample space for outdoor seating, entertaining and children's play. Overall, this is a well presented and thoughtfully arranged family home in a highly desirable Buckshaw Village location, offering excellent access to local amenities, transport links and surrounding towns, while providing a practical layout both inside and out.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW









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GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.

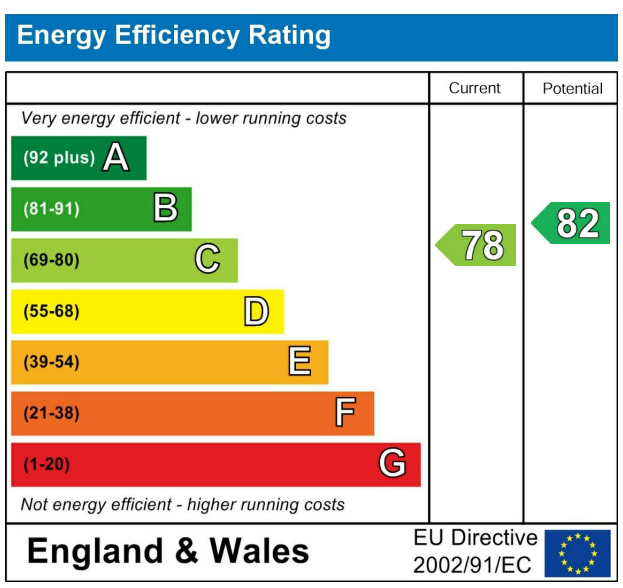
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

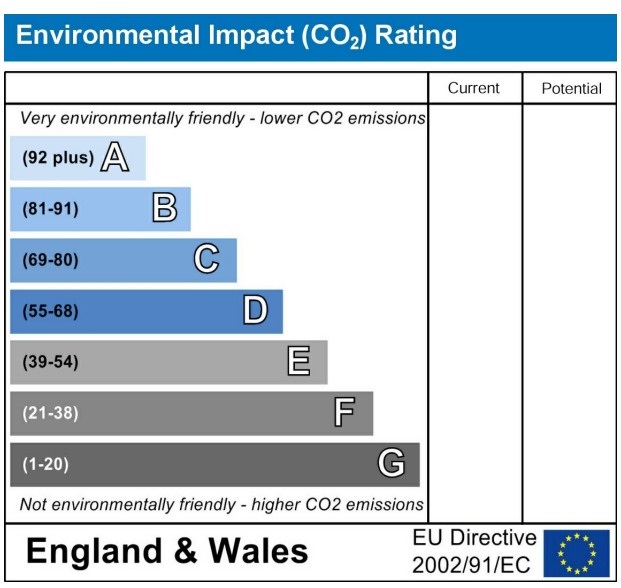


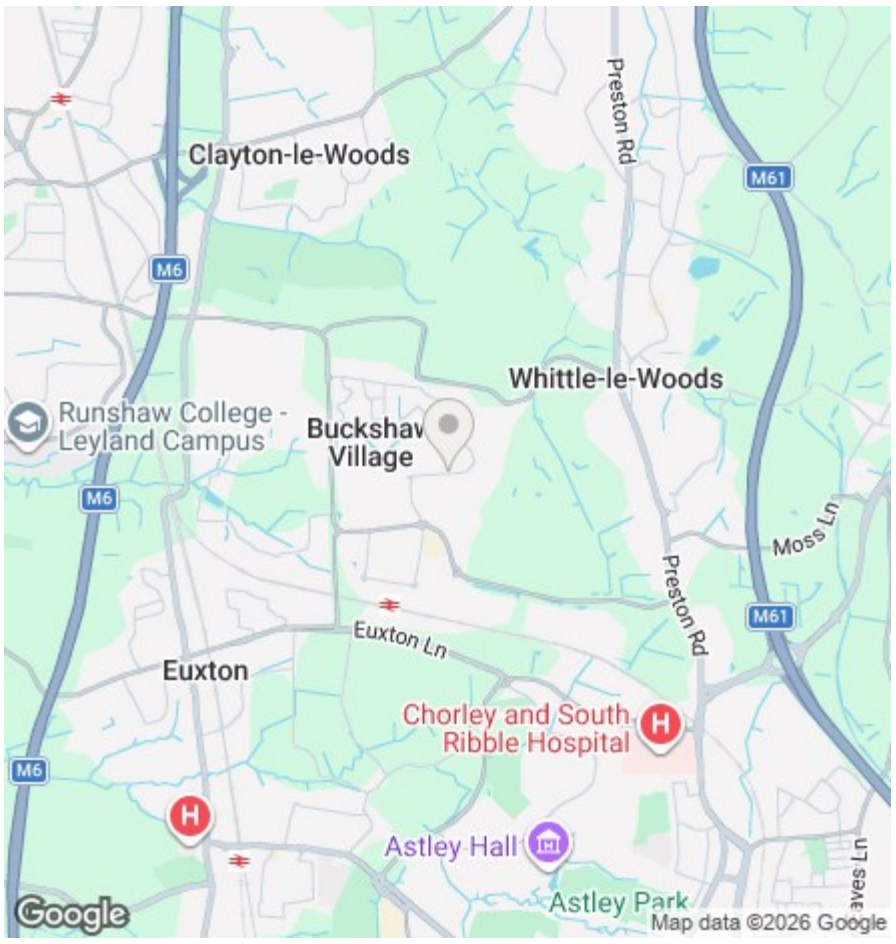
TOTAL FLOOR AREA : 1061 sq.ft. (98.5 sq.m.) approx.

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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