



Marine Crescent, Buckshaw Village, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom flat, ideally situated in the heart of Buckshaw Village, Lancashire. Perfect for busy professionals, the home sits within a vibrant community that offers a range of local conveniences, including a supermarket, cafés, gyms, and inviting green spaces. Excellent travel links make commuting effortless, with Buckshaw Parkway train station just a short walk away providing direct services to Manchester and Preston, while easy access to the M6 and M61 motorways connects you to the wider North West. Reliable local bus routes further enhance the property's accessibility.

Stepping inside, you are greeted by a welcoming entrance hallway that leads into the bright and spacious lounge/diner. This open-plan area offers ample space for both relaxation and entertaining, with natural light streaming through generous windows. Just off the lounge lies a well-appointed modern kitchen, fitted with contemporary units and integrated appliances, creating a practical and stylish cooking space.

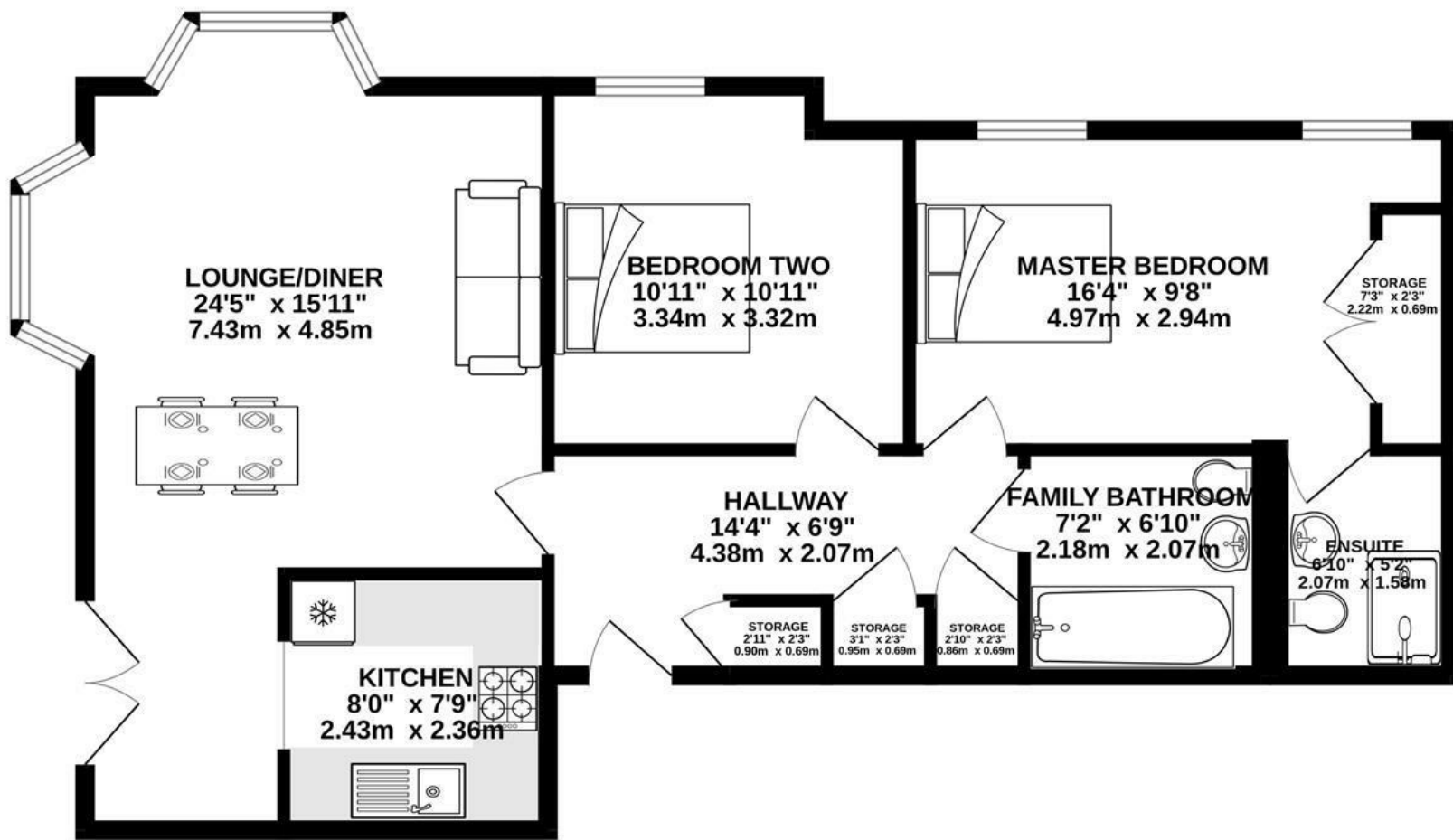
Moving through to the sleeping accommodation, the master bedroom is a generous retreat featuring fitted wardrobes and a private ensuite shower room. A second double bedroom offers versatility for a guest room, home office, or additional living space. Completing the interior is a sleek family bathroom, finished to a high standard with a modern three-piece suite.

Externally, the property benefits from a private parking space providing off-road parking for one vehicle. This is an ideal home for professionals seeking a stylish, low-maintenance property with exceptional connectivity and a welcoming community atmosphere.





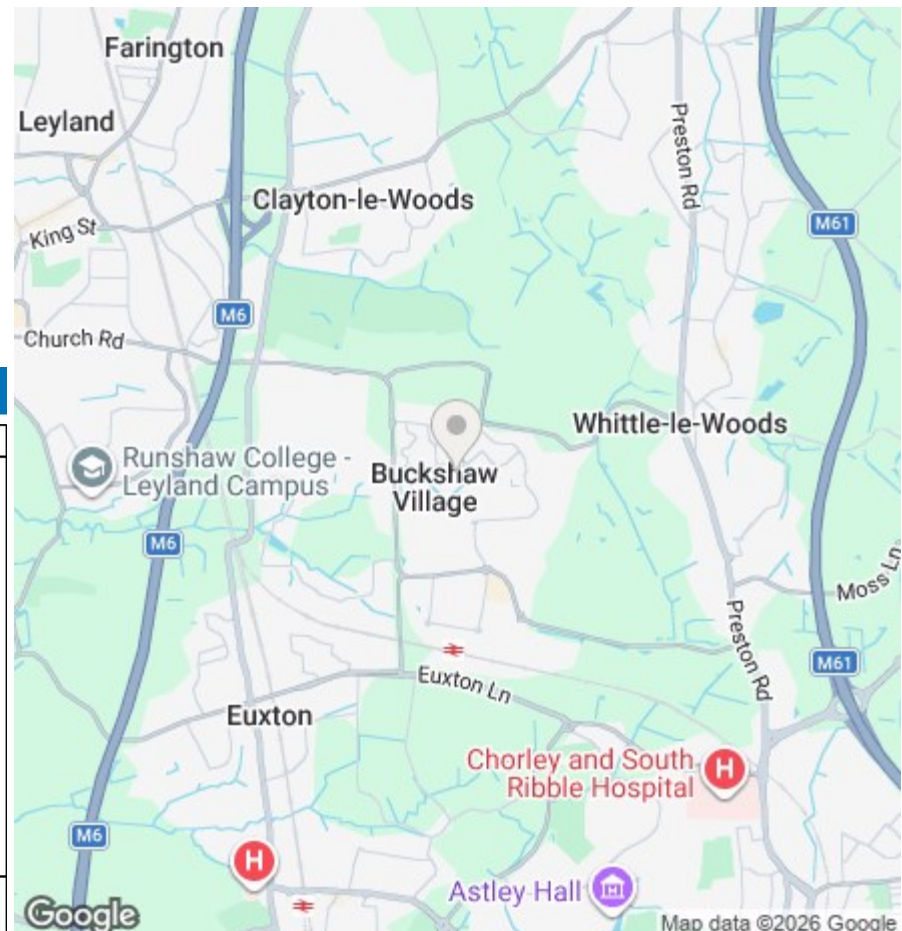
GROUND FLOOR 789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
74			
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		