



Brookwood Way, Buckshaw Village, Chorley

Offers Over £184,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom mid-terrace property, situated in a highly sought-after residential area of Buckshaw Village. Ideal for a couple or first-time buyer looking to get onto the property ladder, the home is conveniently located just a short drive from both Chorley and Leyland. The property is surrounded by excellent local schools, shops, and amenities, with fantastic travel links available via nearby Buckshaw Parkway train station and easy access to the M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway, which features a convenient WC and stairs to the upper level. On the right, you will enter the spacious lounge, which boasts a stylish media wall with a focal electric fire, convenient access to downstairs storage, and a large window overlooking the front aspect. From here, you will move through to the open-plan kitchen/diner. The contemporary fitted kitchen offers generous storage with integrated fridge, freezer, oven, hob, and dishwasher. The dining area provides plenty of space for a family table, with double patio doors opening onto the rear garden.

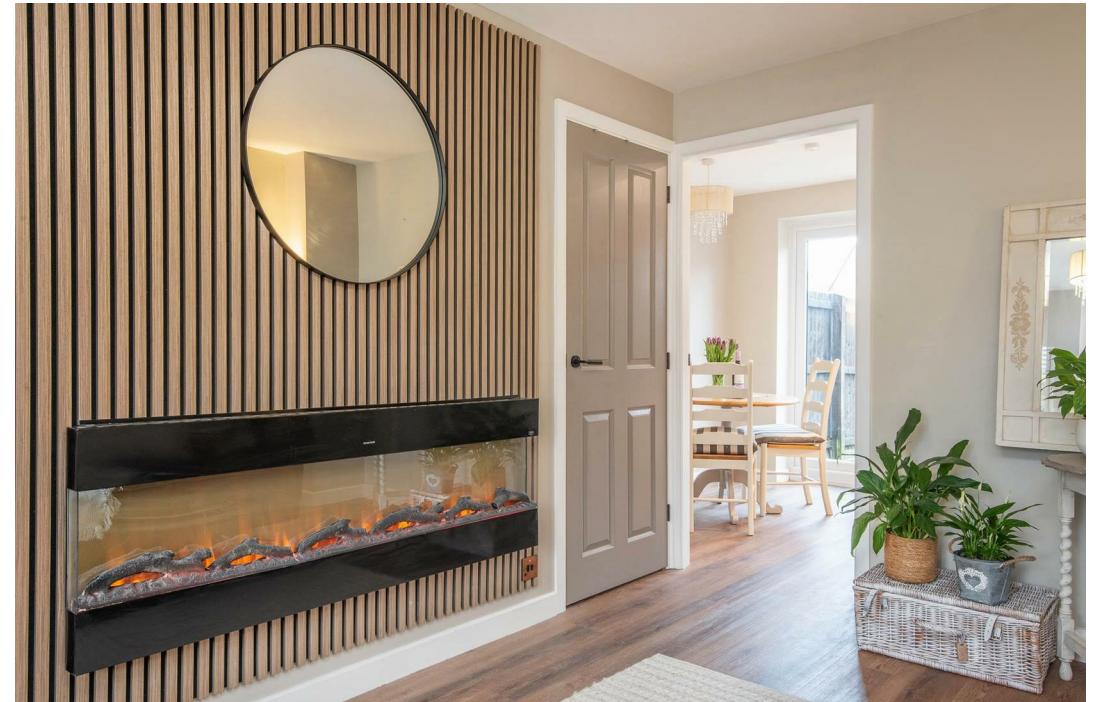
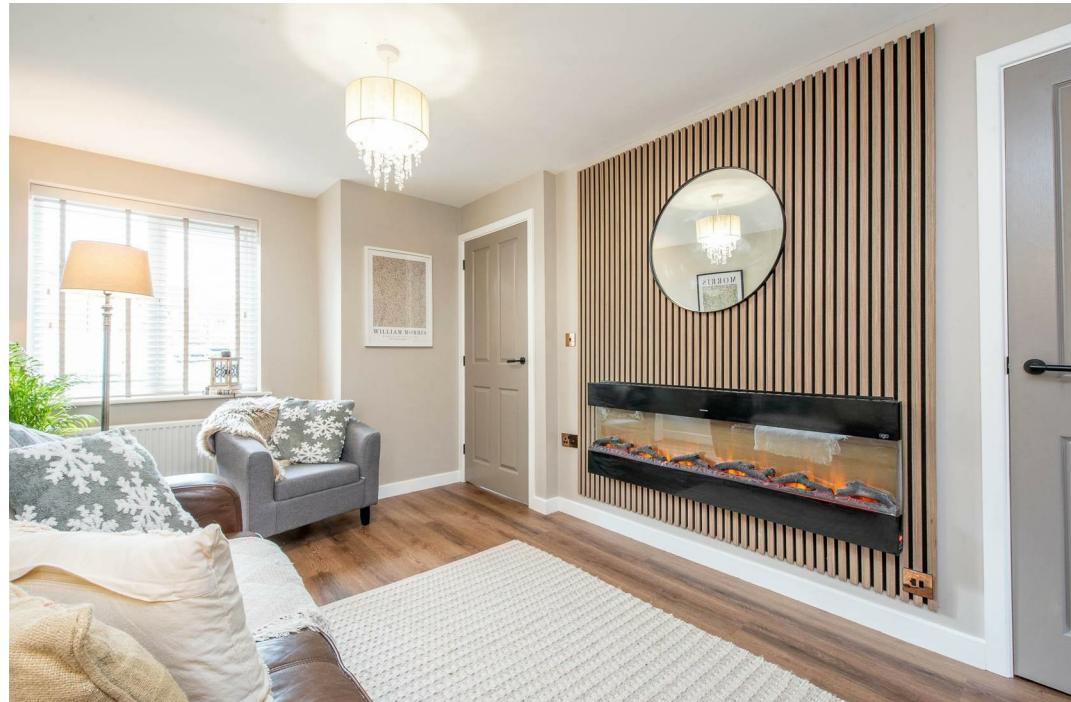
Upstairs, there are two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom with an over-bath shower completes this level.

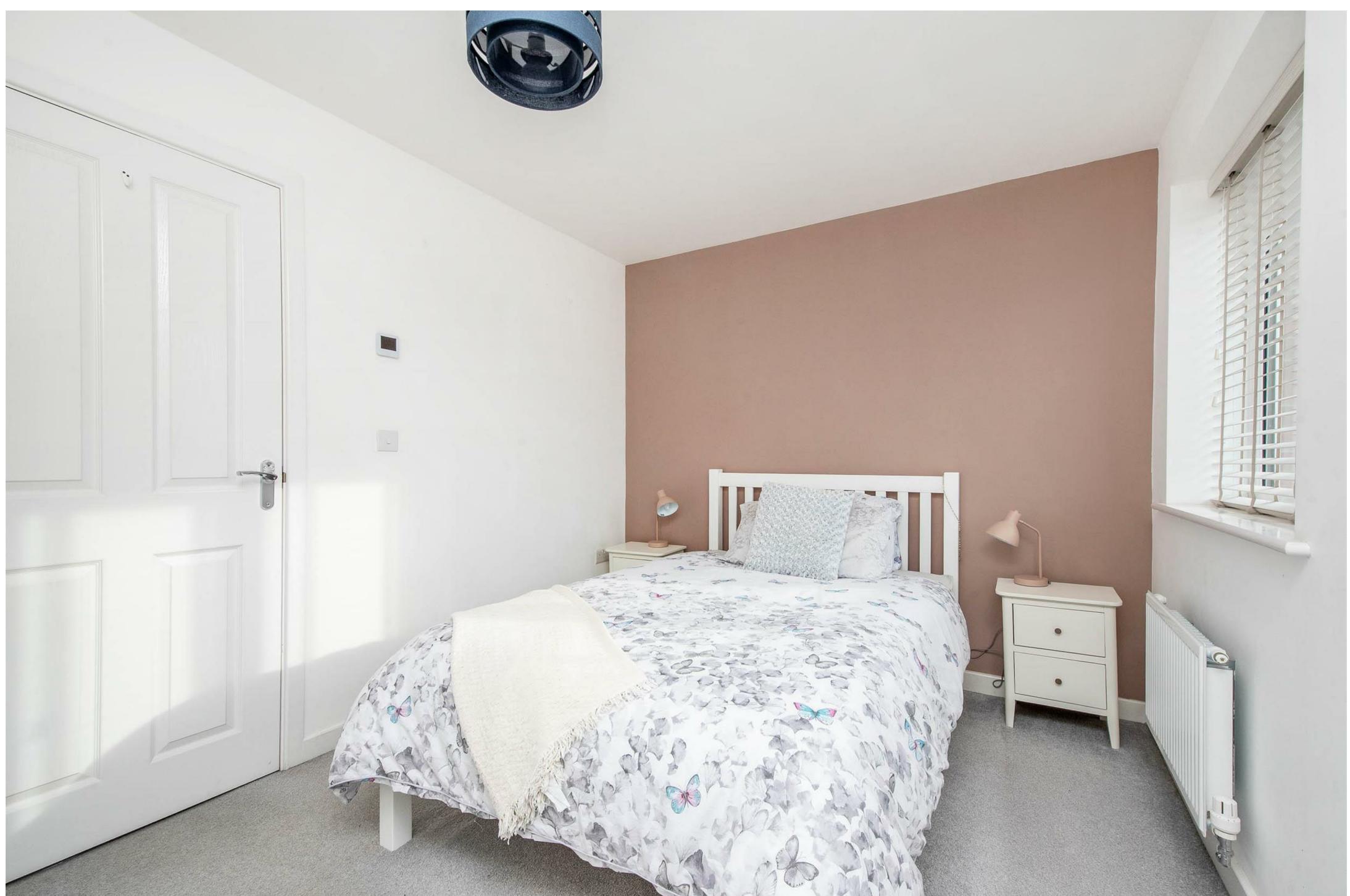
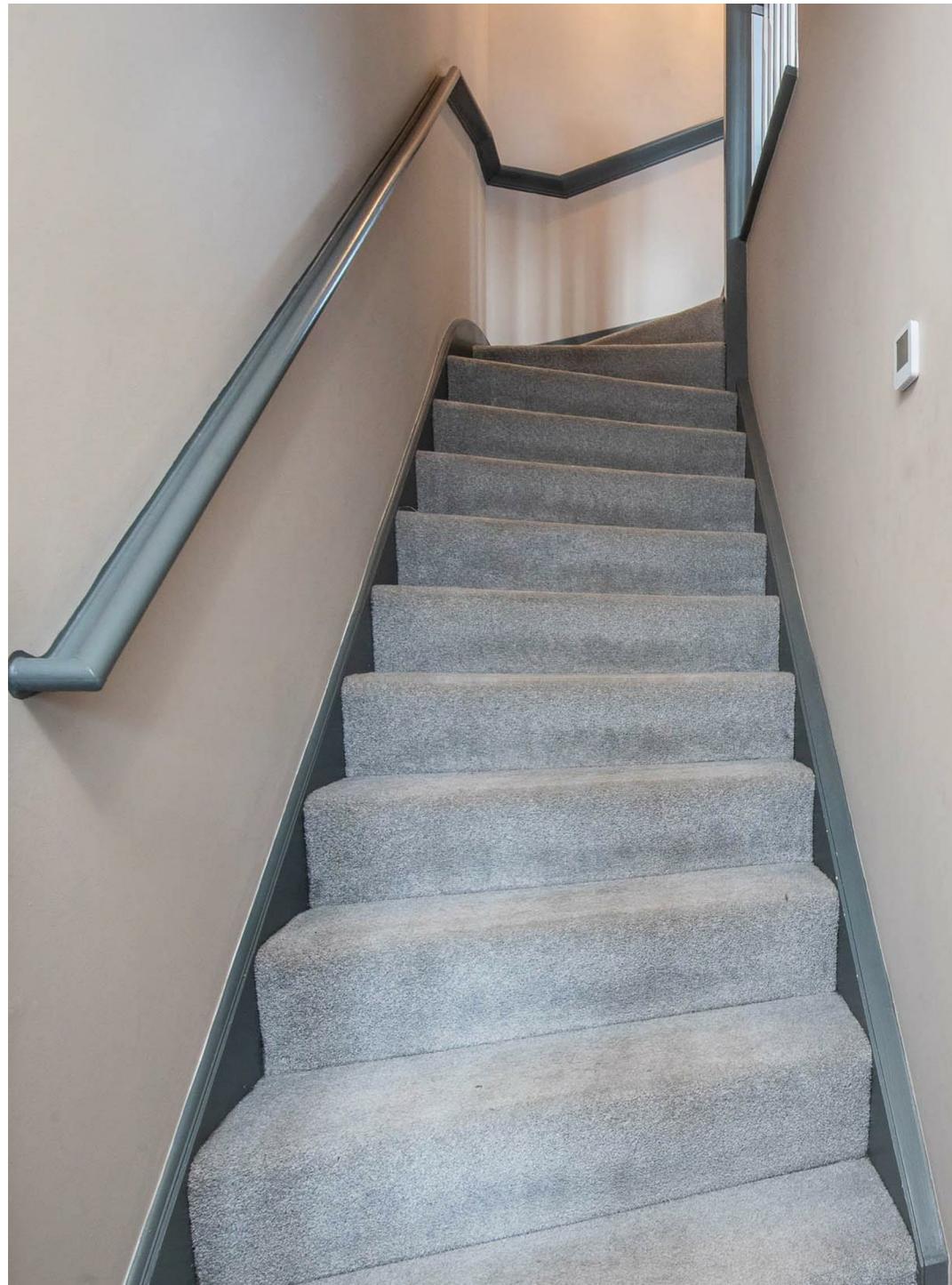
Externally, the property features a private driveway at the front, providing off-road parking for two vehicles. At the rear, a generously sized garden includes a lawn, flagged patio area, and a convenient outdoor storage shed, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







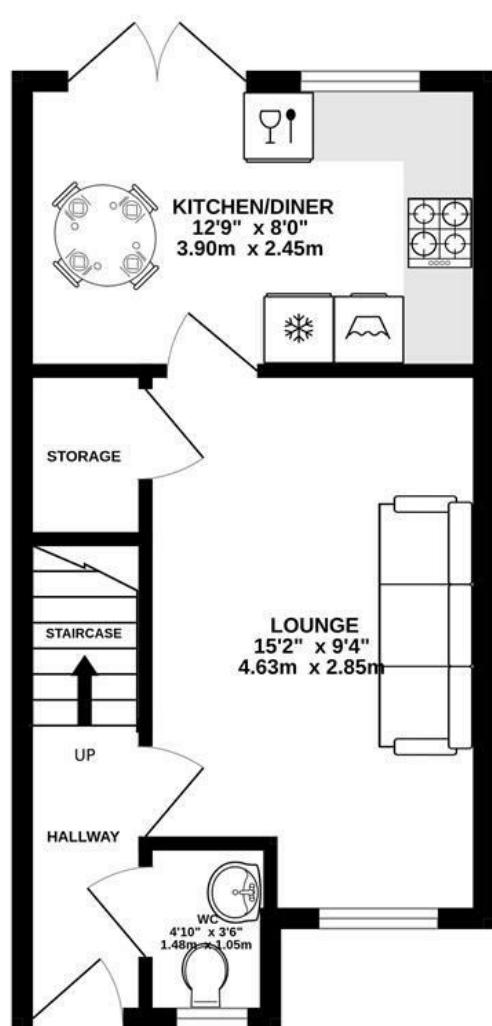




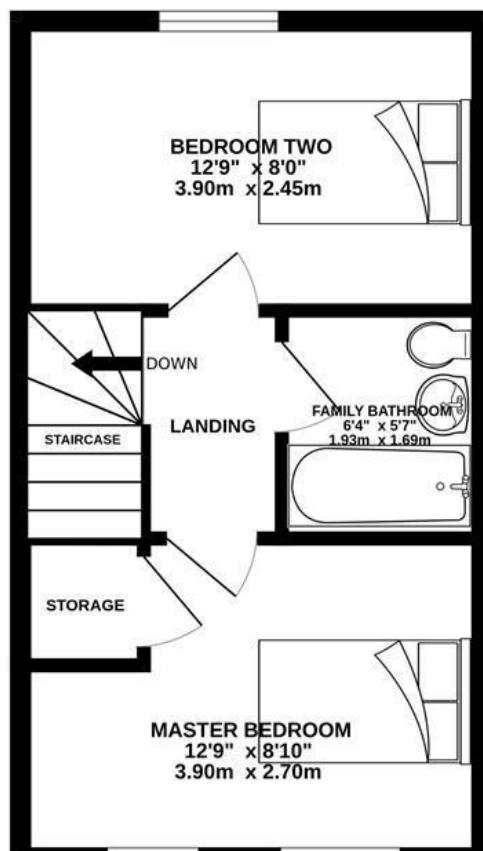


BEN ROSE

GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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 general guidance 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 | 98 |
| (81-91) | B | 84 |
| (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 | |

