



Perthshire Grove, Buckshaw Village, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to the market this charming four-bedroom detached property, set on an enviable corner plot in a highly sought-after area of Buckshaw Village. This would make an ideal family home, offering an excellent amount of space throughout. The property is conveniently located within walking distance of outstanding local schools, supermarkets, and amenities. It also benefits from superb transport links via the nearby Buckshaw Parkway station, offering direct routes to Manchester and Preston city centres as well as easy access to the M6 and M61 motorways.

Internally, the property briefly comprises a welcoming reception hall providing access to the majority of the ground floor rooms. From here, you'll find the spacious front lounge, featuring a beautiful bay window and a traditional-style fireplace. The lounge leads into the newly renovated open-plan kitchen/diner/family room - a truly stunning space. The kitchen is bright and modern, fitted with a full range of integrated appliances including a fridge, freezer, oven, hob, microwave, dishwasher, and wine fridge. A central island offers additional workspace and seating for casual dining. The room provides ample space for a family dining table as well as a separate sitting area, and features tri-folding doors that open out onto the rear garden, perfect for indoor-outdoor flow. Also located on the ground floor are a dedicated study and a convenient downstairs WC.

Upstairs, you'll find four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a modern three-piece en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, also fitted with a three-piece suite.

Externally, the front of the property features a lawned garden and a driveway providing off-road parking for multiple vehicles, leading to a detached double garage. To the rear is a low-maintenance paved garden that offers excellent privacy, which also wraps around to the side of the home with gated access to the front.















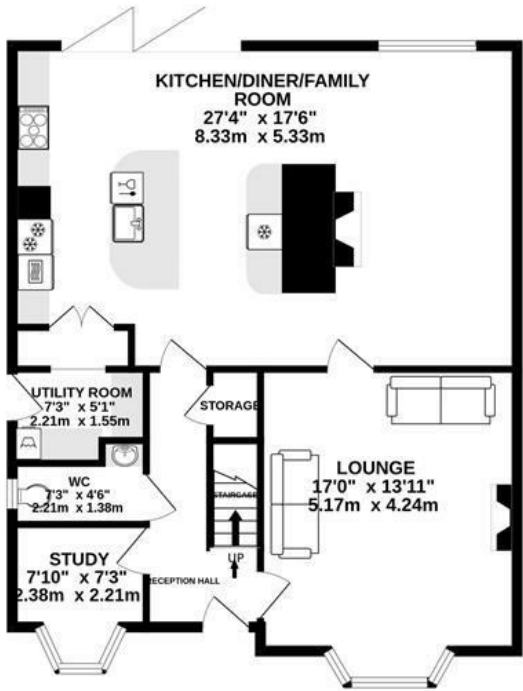




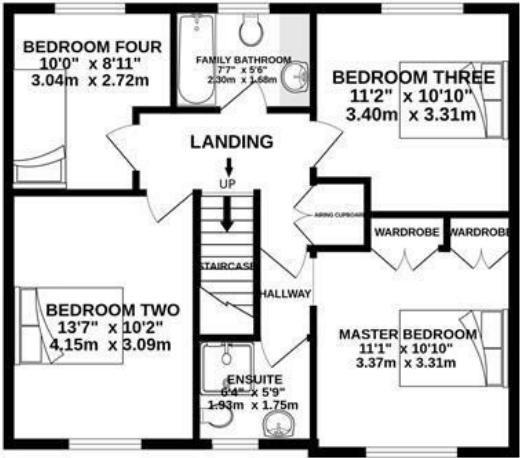


BEN ROSE

GROUND FLOOR
1281 sq.ft. (119.0 sq.m.) approx.




1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
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



