



Dukinfield Court, Buckshaw Village, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom semi-detached home, situated in the highly sought-after area of Buckshaw Village, Chorley. Ideal for families, this spacious property offers versatile living accommodation throughout, with a modern layout designed to suit everyday life. Buckshaw Village is a popular and well-connected development, benefiting from a range of local amenities including shops, supermarkets, schools, parks, and leisure facilities all within easy reach. The property is also conveniently located close to Buckshaw Parkway train station, providing direct links to Manchester and Preston, alongside excellent bus routes and easy access to the M6 and M61 motorways, making it perfect for commuters.

Entering the home, you are welcomed into a bright entrance hall that provides access to a convenient ground floor WC. From here, you are led into the generously sized lounge, complete with a stylish wall-mounted fire, creating a cosy yet modern living space. The lounge also features stairs leading to the first floor and flows seamlessly through to the kitchen. The kitchen itself is well-equipped with ample worktop and storage space, as well as room for dining, making it a perfect setting for family meals and entertaining. It also benefits from a pleasant outlook over the rear garden.

Moving upstairs, the landing provides access to four bedrooms, three of which are well-proportioned and offer comfortable accommodation, while the fourth bedroom is ideally suited as a home office, nursery, or child's room. The master bedroom further benefits from built-in wardrobes, providing useful storage space. Completing this floor is a modern family bathroom, fitted with contemporary fixtures.

Externally, the property continues to impress with a well-maintained and low-maintenance rear garden, featuring a central artificial lawn area, surrounded by paving which provides ample space for outdoor seating and entertaining, all enclosed by fencing for added privacy. To the front, there are paved walkways, a small lawned area, and a driveway providing off-road parking for multiple vehicles. This lovely home offers a fantastic opportunity for families seeking a comfortable and conveniently located property in a thriving community.







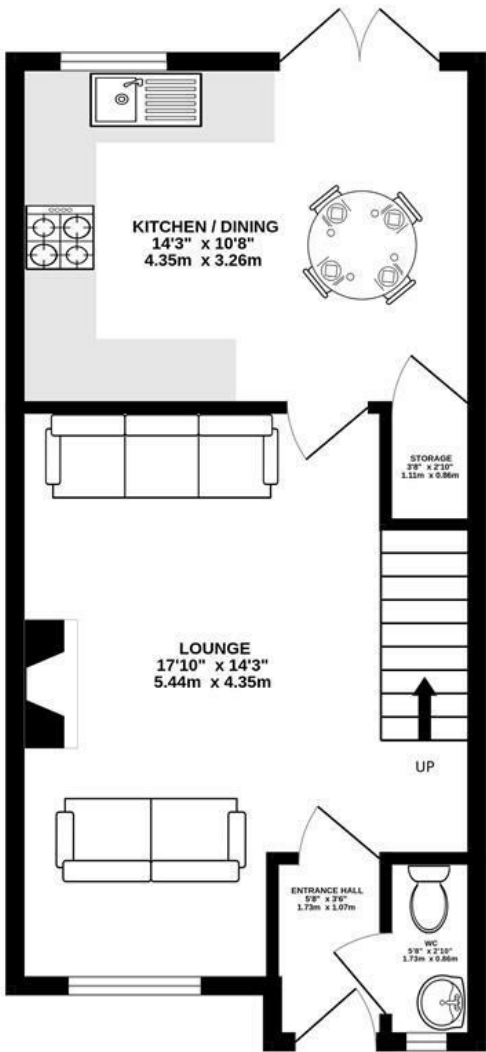




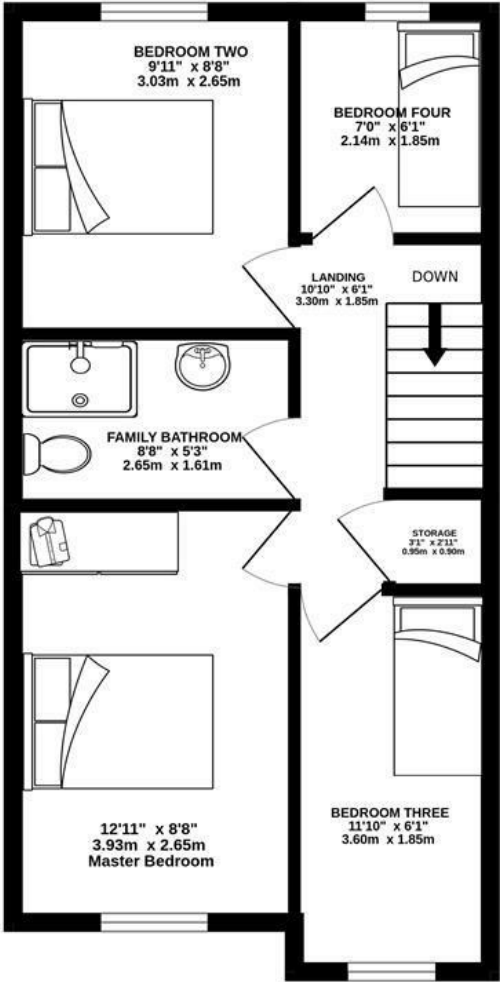


BEN ROSE

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(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		

