



**Silverstone Street, Buckshaw Village, Chorley**

**Offers Over £189,995**

Ben Rose Estate Agents are delighted to bring to the market this well-presented, three-bedroom semi-detached home situated in a highly sought-after development in Buckshaw Village. This property offers an excellent opportunity for a young couple or small family, providing ample space throughout. Conveniently located, it's just a short drive from both Leyland and Chorley, with access to excellent local schools, supermarkets, and amenities nearby. The home also benefits from fantastic transport links, including the nearby Buckshaw Parkway train station and easy access to the M6 and M61 motorways.

Upon entering the home, you are welcomed into the entrance hall, which also provides access to a convenient downstairs WC. From here, you step into the spacious lounge, which features an open staircase and access to the remainder of ground floor rooms. Adjacent to the lounge is the kitchen/diner, fitted with an integrated oven and offering space for additional freestanding appliances. The dining area comfortably accommodates a large family dining table and provides access to both under-stair storage and the rear garden through patio doors.

Upstairs, the property offers three well-proportioned bedrooms. The third bedroom is currently being used as a dressing room showcasing the versatility of the space. Also located on this floor is the family bathroom, which is fitted with a three-piece suite, including an over-bath shower.

Externally, the property features on-road parking at the front, along with a driveway and garage located at the rear. The rear garden is a true highlight, boasting a stunning Indian Stone patio that wraps around to the front of the house. The garden also includes a freshly laid lawn, enclosed by tall wooden fencing, offering a sense of privacy and tranquillity.

For full room dimensions, please refer to our floor plan.





















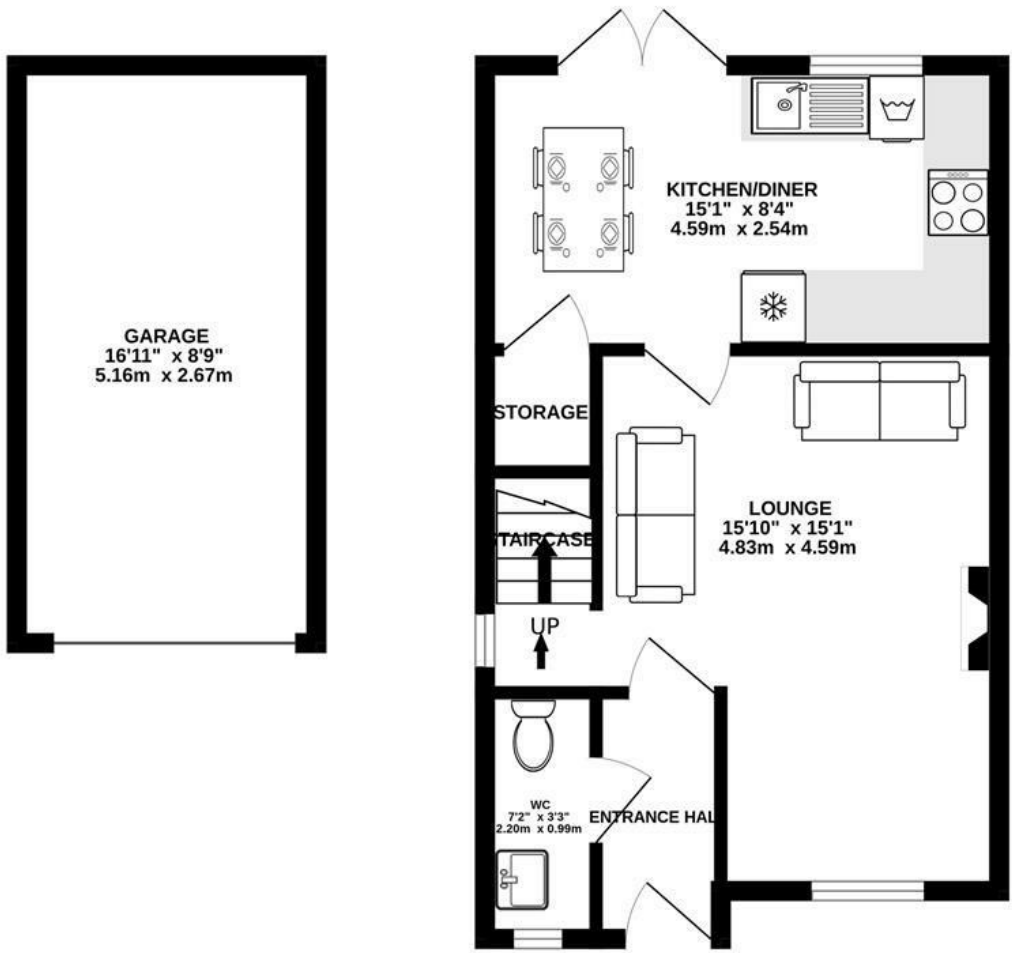




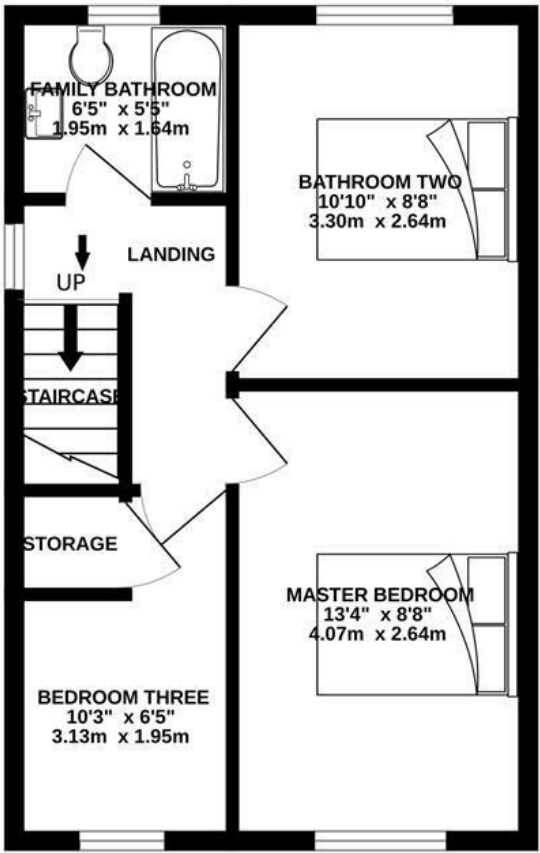


BEN ROSE

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

