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2 Anderton Crescent

Buckshaw Village, Chorley, PR7 7BB

A stylish and well-presented three-bedroom end-terrace home offering bright, modern living throughout. The welcoming hallway leads to a spacious lounge, ideal for relaxing and entertaining. To the rear, a generous kitchen-diner provides a practical and sociable space, with ample room for dining. A downstairs W.C. completes the ground floor. Upstairs features a well-proportioned main bedroom, a second double bedroom and a third bedroom, perfect as a single room or home office, along with a modern family bathroom. Outside, the property enjoys a private rear garden with lawn and the added benefit of an allocated parking space to the rear. Ideally located in a popular area, this contemporary home is perfect for families and professionals alike.

**Offers Over £185,000**

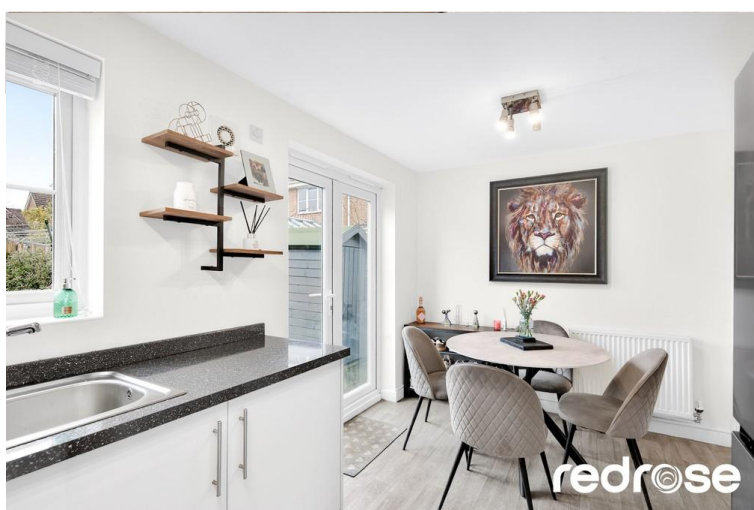
EPC Rating '76C'



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## Property Description

### HALLWAY

The welcoming entrance hallway provides a bright and practical introduction to the home, offering access to the principal ground-floor rooms and the staircase to the first floor. Well-proportioned and neutrally presented.

### LOUNGE

15' 10" x 11' 10" (4.83m x 3.61m) The spacious lounge offers a bright and comfortable living area, featuring stairs rising to the first floor and providing ample space for a range of seating and furnishings. Well-proportioned and inviting, it serves as an ideal setting for both everyday living and entertaining. Double glazed window to the front aspect and radiator.

### DOWNSTAIRS W.C

The property benefits from a practical downstairs W.C., fitted with a low-level W.C. and hand wash basin, offering added convenience on the ground floor. Double glazed frosted window to the front aspect and radiator.



#### KITCHEN/DINER

14' 9" x 8' 2" (4.5m x 2.49m) The kitchen diner provides a spacious and versatile area, fitted with a range of wall and base units and generous work surfaces, with ample space for a dining table. Integrated electric oven and hob, space for white goods. Sink, drainer and mixer tap. The layout is ideal for both family meals and entertaining, with a pleasant flow between cooking and dining areas. Double glazed window and French doors leading to the rear, radiator and storage cupboard.

#### FIRST FLOOR

access to the loft hatch and double glazed window to the side aspect.



#### MASTER BEDROOM

13' 3" x 8' 8" (4.04m x 2.64m) A well-appointed master bedroom offering a peaceful retreat, naturally bright and spacious creating a comfortable and versatile space. Double glazed window to the front aspect and radiator.

#### BEDROOM TWO

10' 10" x 8' 6" (3.3m x 2.59m) A spacious second double bedroom, naturally light and versatile, ideal as a guest room, children's room, or home office. Double glazed window to the rear aspect and radiator.

#### BEDROOM THREE

A comfortable third bedroom, providing a flexible space for a child, guest, or home office, with plenty of natural light and room for furnishings. Double glazed window to the front aspect, radiator and storage cupboard.



#### BATHROOM

The family bathroom features a three-piece suite, including a bath with a shower over, wash basin, and W.C., complemented by a bright and functional layout, perfect for everyday use. Double glazed frosted window to the rear aspect, radiator.

#### EXTERNALLY

The property benefits from a private garden with a generous lawn, providing a peaceful outdoor retreat, perfect for children or relaxing. To the rear, there is allocated parking bays, offering secure and convenient off-road parking, complementing the property's practical layout.

#### LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, the new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco,





Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors' surgery and dentist. the Buckshaw hub offers a brand-new nursery, children's swimming pool, hair salon and café. Buckshaw village has everything you could possibly need for young and old alike.

#### MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

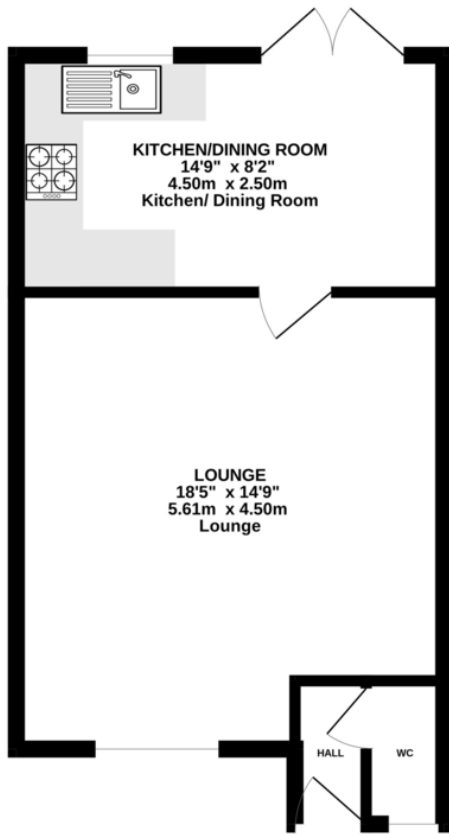


Aerial boundary view for illustrative purposes only

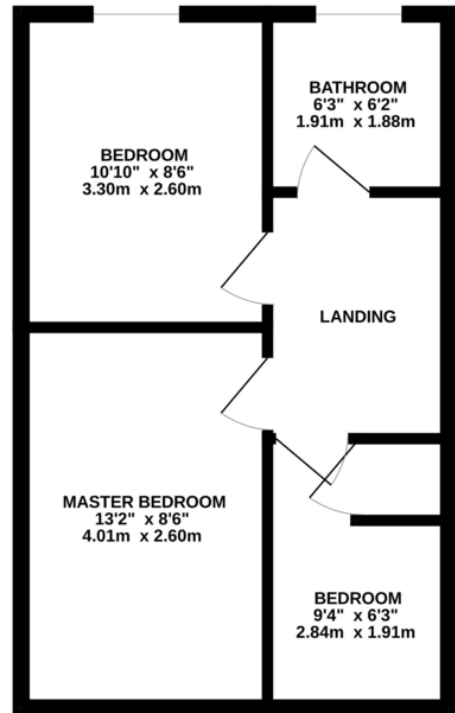




GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 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,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements