



**Horseshoe Drive, Buckshaw Village, Chorley**

**Offers Over £289,995**

Ben Rose Estate Agents proudly presents this charming three-bedroom detached home in the sought-after Buckshaw Village. The property boasts a convenient location near excellent local schools, shops, and amenities, with easy access to the M6 and M61 motorways. Ideal for families, this versatile home offers ample space throughout.

Internally upon entering the spacious entrance hall provides access to the stairs, WC, and a welcoming lounge. The lounge, illuminated by a large front-facing window, serves as the central hub with access to the remaining rooms. Move through to the modern kitchen/diner, seamlessly connected to the conservatory, creating an open and airy atmosphere. The kitchen, fitted just three years ago, features abundant worktops and integrated appliances such as a fridge freezer, induction hob, double oven and dishwasher makes it a delightful space for family meals. The adjacent utility and under stair storage house convenient amenities like a washer/dryer and an additional fridge freezer. The versatile Clearview conservatory, currently used as a sitting area, opens to the rear garden through patio doors.

On the first floor, you'll find three double bedrooms. Bedroom two comes with fitted wardrobes, while the master bedroom features a walk-in wardrobe and a three-piece ensuite/shower room. A large storage cupboard off the landing complements the three-piece family bathroom, complete with a bath.

Externally, the property offers a driveway with space for four/five cars, ensuring ample parking for residents and guests. The landscaped rear garden, basking in sunlight for the majority of the day, presents a perfect blend of lawn and decking areas. Ideal for outdoor gatherings, the garden is equipped with an outdoor tap and powerpoint. The partially boarded loft, with electricity, adds extra storage space.

In summary, this delightful home combines practicality with modern comfort, featuring a new kitchen, ample parking, and a beautifully landscaped garden, making it an ideal choice for families seeking a versatile and well-connected residence in Buckshaw Village.





















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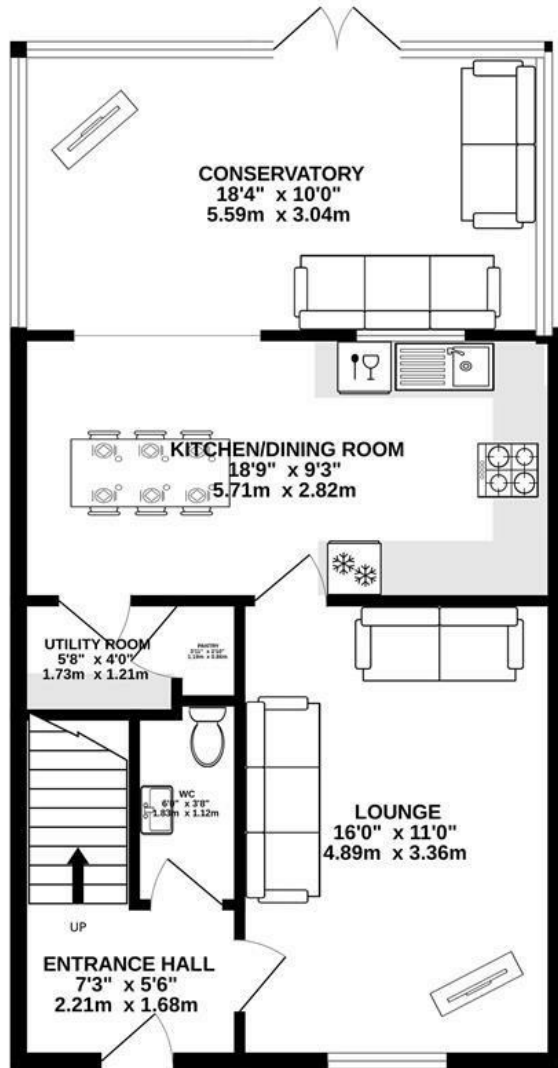




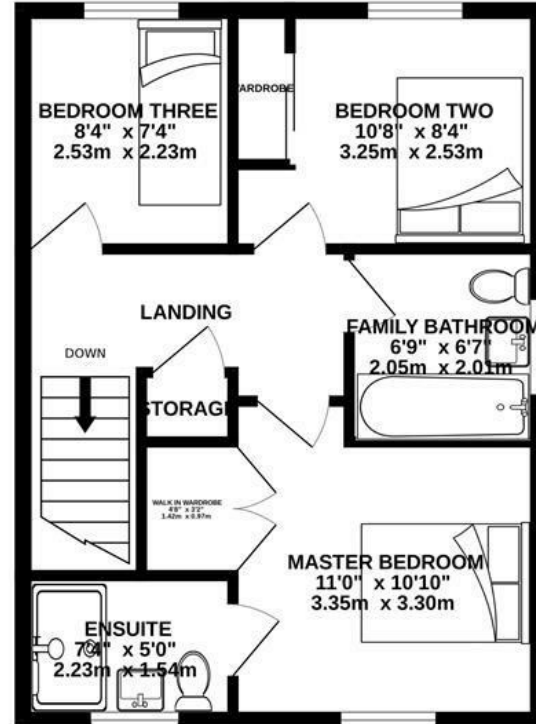


# BEN ROSE

GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



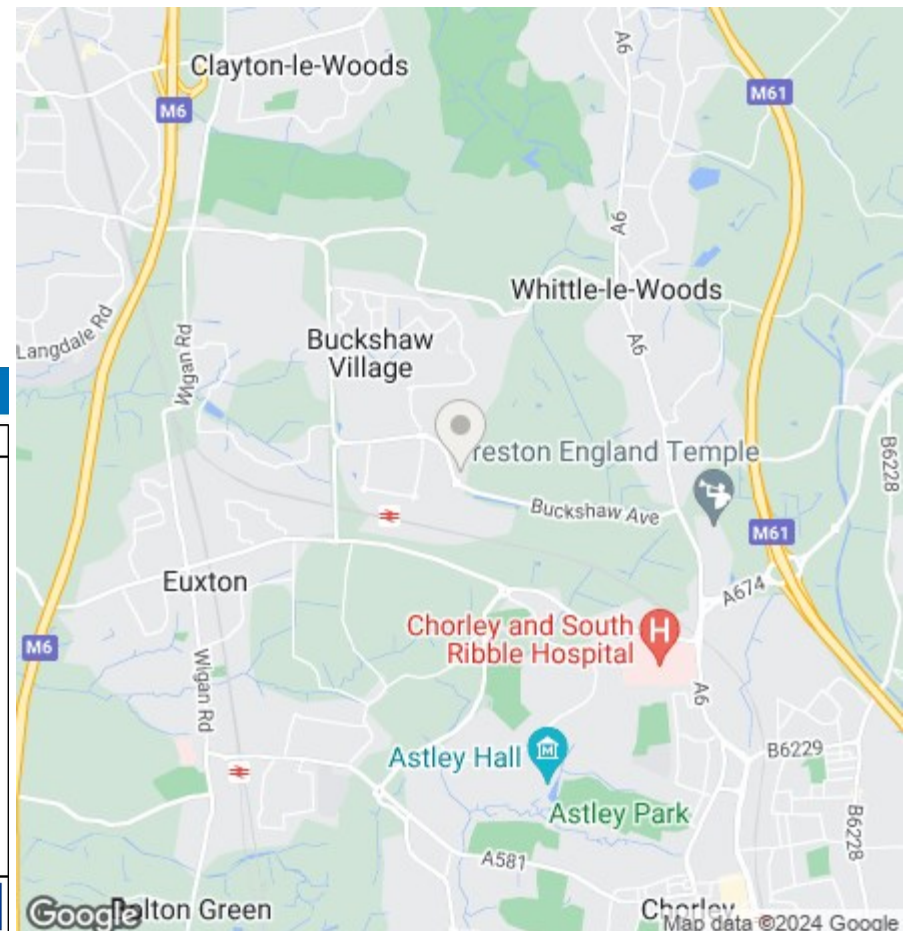
1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	