



Lancashire Drive, Buckshaw Village, Chorley

Offers Over £299,995

VENDOR TO PAY STAMP DUTY**

Ben Rose Estate Agents are pleased to present to market this generously sized, double-fronted, four-bedroom detached property set in the highly sought-after Buckshaw Village. The home, set over three floors, would be ideal for families in the area, offering excellent indoor and outdoor space. It is situated within walking distance to local supermarkets and cafes, as well as superb travel links via the nearby Buckshaw Parkway, with direct routes to Manchester and Preston, and the M6 and M61 motorways also found nearby.

As you enter, you are welcomed by a reception hall granting access to the majority of ground floor rooms. To the right, a spacious lounge awaits, featuring a dropped ceiling to incorporate LED lighting, seamlessly flowing into the conservatory at the rear. Adjacent to the lounge, an open-plan kitchen/dining room boasts integrated appliances such as a dishwasher, oven, and fridge/freezer. Conveniently located off the kitchen is a utility room with through access to the garden. Completing this floor is a downstairs WC.

Ascending to the first floor, two of the four bedrooms are found here. The master bedroom benefits from fitted wardrobes as well as a private three-piece ensuite, while a three-piece family bathroom serves the remaining occupants.

Continuing upwards to the second floor, the two remaining bedrooms are found here, with bedroom two also enjoying the luxury of fitted wardrobes.

Stepping outside, the property features a driveway to the side with space for two cars, leading up to the single detached garage. To the rear, a good-sized garden awaits, flagged throughout for easy maintenance.

This home offers an exceptional blend of space, convenience, and modern living, making it an ideal choice for discerning buyers seeking a comfortable family residence in Buckshaw Village.

** Vendor to pay stamp duty on a first home purchase



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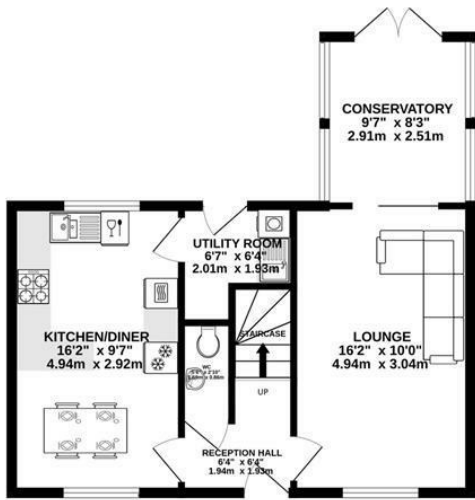


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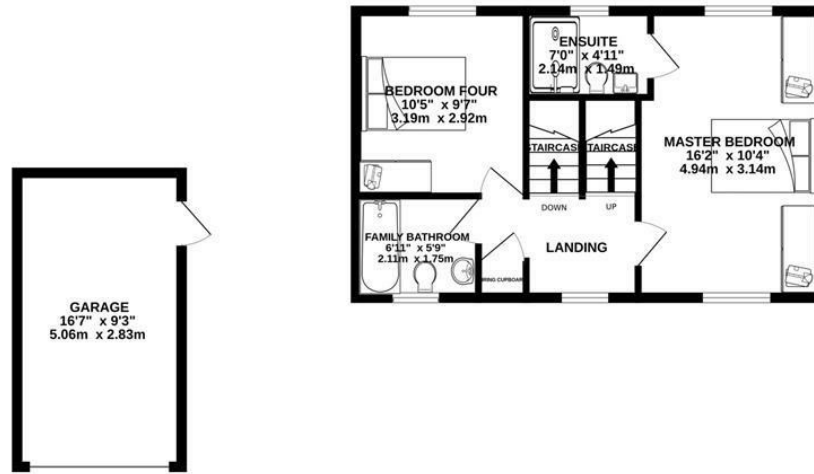




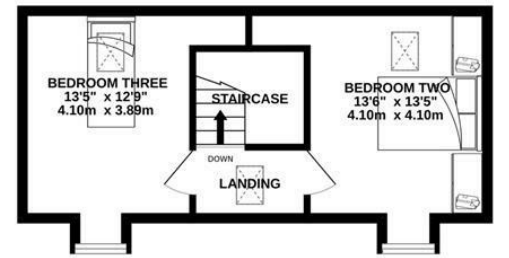
GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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	78	
(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 (CO₂) 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	

