



**Halifax Drive, Buckshaw Village, Chorley**

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this inviting three-bedroomed detached family home in the desirable area of Buckshaw Village. Offering comfortable living spaces and modern amenities, this property is conveniently located near local shops, schools, and transport links, providing easy access to nearby amenities and commuter routes.

As you enter, you're greeted by the welcoming entrance hall, leading you into the spacious lounge where you can relax and unwind with loved ones. The adjacent kitchen/diner offers a perfect setting for family meals and gatherings, with ample space for cooking and dining together. A convenient WC completes the ground floor layout, adding practicality to daily living.

Ascending to the first floor, you'll find the master bedroom with an ensuite bathroom featuring a shower, toilet, and sink, providing a private sanctuary for relaxation. Two additional bedrooms offer comfortable accommodations for family members or guests, while the family bathroom, complete with a toilet, sink, and bath, ensures convenience for everyday use. A storage cupboard provides additional organizational space.

Externally, the property features a low-maintenance rear garden, perfect for outdoor enjoyment and entertaining. A garage provides secure parking and storage solutions, while parking for multiple cars adds convenience for residents and visitors alike.

In summary, this charming family home offers a blend of comfort, convenience, and practicality, making it an ideal choice for discerning buyers seeking a peaceful yet well-appointed living space in Buckshaw Village. Don't miss the opportunity to make this property your own and create lasting memories with your loved ones.















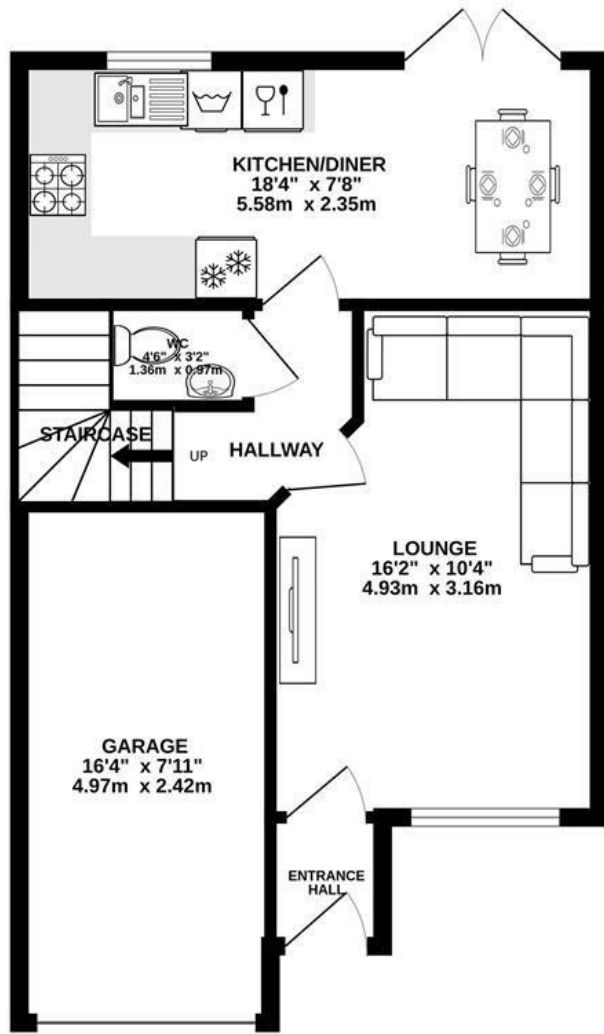




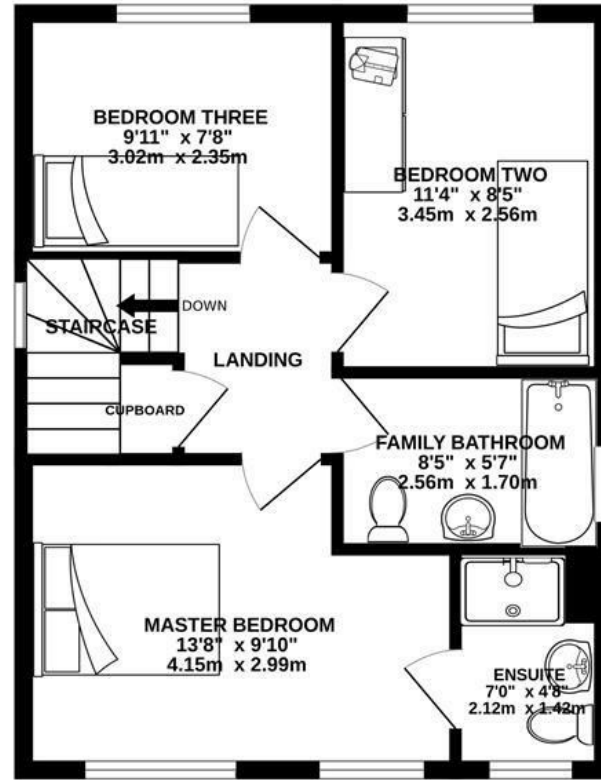




GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



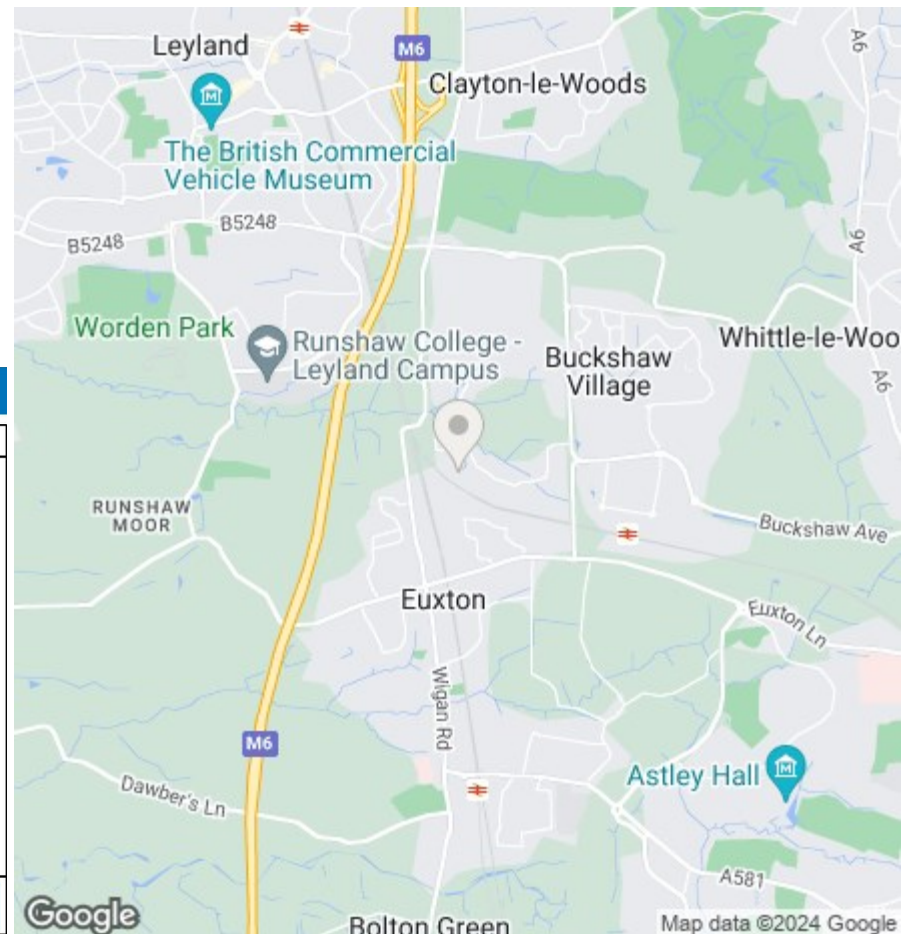
1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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, 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</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	