



Home Park Drive, Buckshaw Village, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom property located in the desirable Buckshaw Village, Lancashire. This well maintained property is ideally situated within a vibrant community, offering easy access to local amenities, including shops, schools, and recreational areas. For commuters, excellent travel links are at your doorstep, with nearby train stations and quick access to major motorways, making it a perfect choice for those who need to balance work and leisure. Furthermore, this property is offered with NO ONWARDS CHAIN, ensuring a smooth transition for potential buyers.

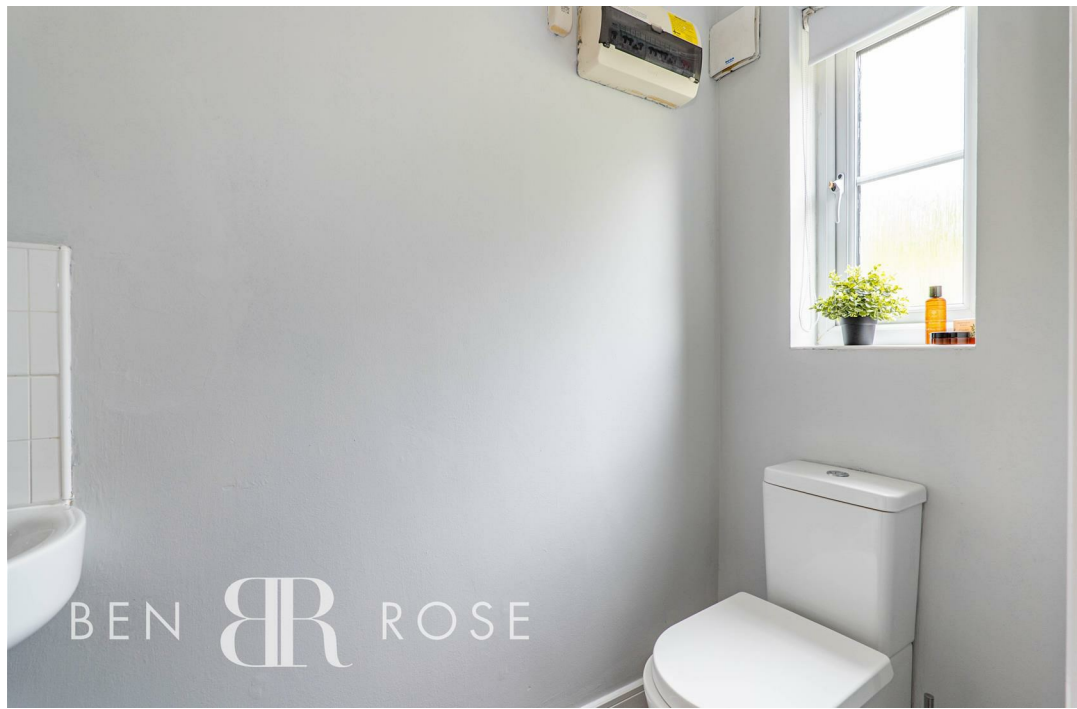
As you enter the home, you are greeted by a spacious main hallway that provides access to most of the ground floor rooms. At the front of the property, you'll find a generous kitchen featuring built-in appliances and ample storage with stylish cabinets. The kitchen also offers plenty of space for a dining table, perfect for family meals. Continuing down the hallway, you will pass a convenient W/C, a utility room, and a storage cupboard, leading into the expansive lounge. This inviting space is flooded with natural light from the patio doors, which open out to the garden, creating a seamless indoor-outdoor living experience.

The first floor of the home features two well-proportioned double bedrooms, each offering ample space for furniture and personal touches. The master bedroom boasts a modern en-suite, providing a private sanctuary for relaxation. The third bedroom, currently utilised as a single bedroom, offers versatility as an ideal office space or dressing room. Completing the first floor is a three-piece family bathroom, equipped with an over-the-bath shower, ensuring convenience for all occupants.

The rear garden is a significant feature of the home, offering a sizeable outdoor space complete with a raised decking area and surrounded by stone chippings for easy maintenance. There is also a drive at the back with space for car parking. This delightful home combines modern living with ample space making it an ideal choice for families and professionals alike.







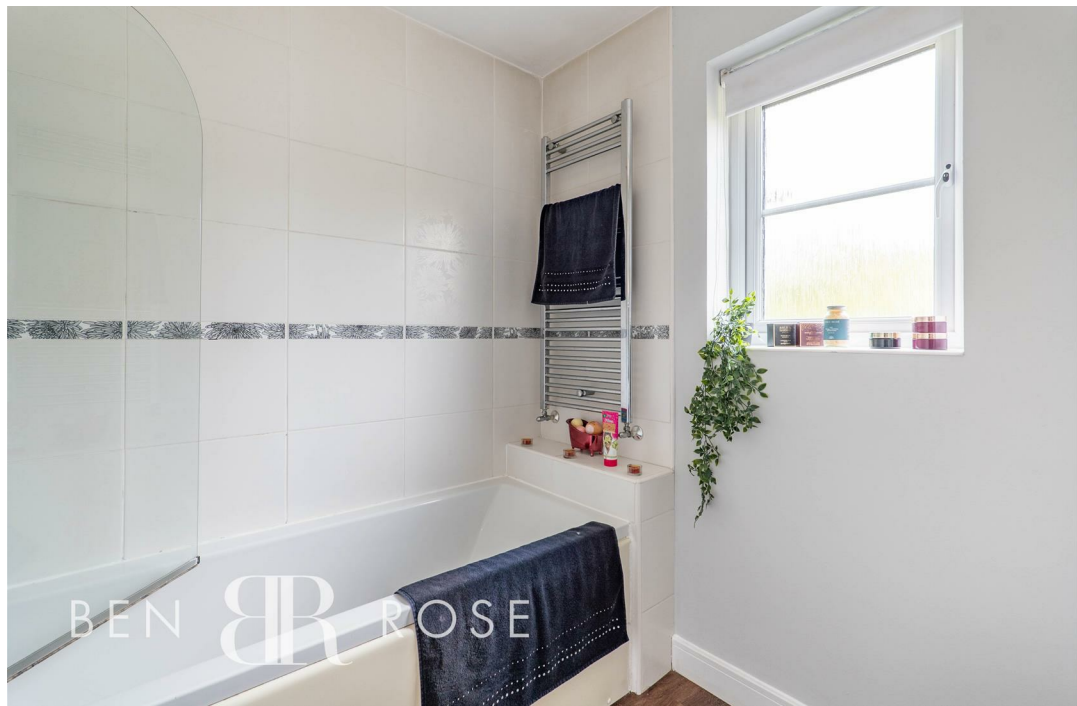




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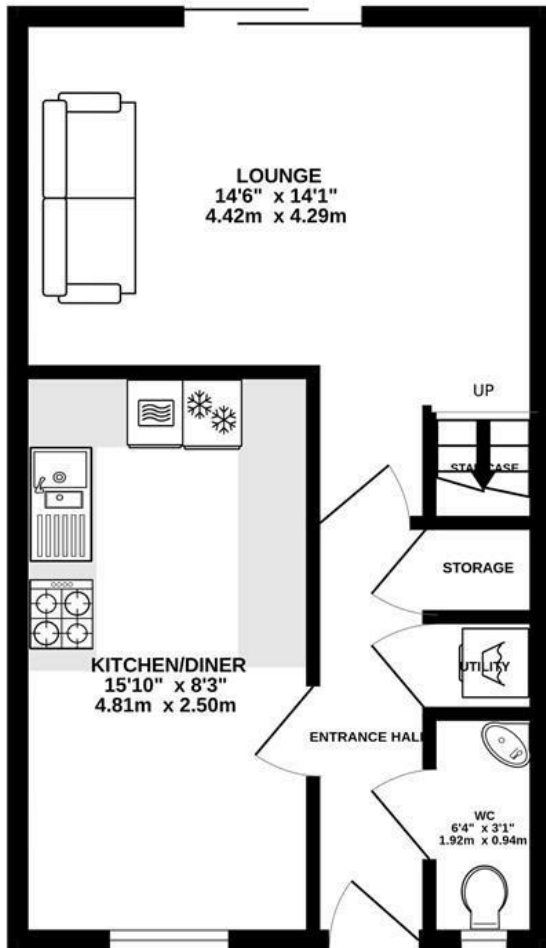


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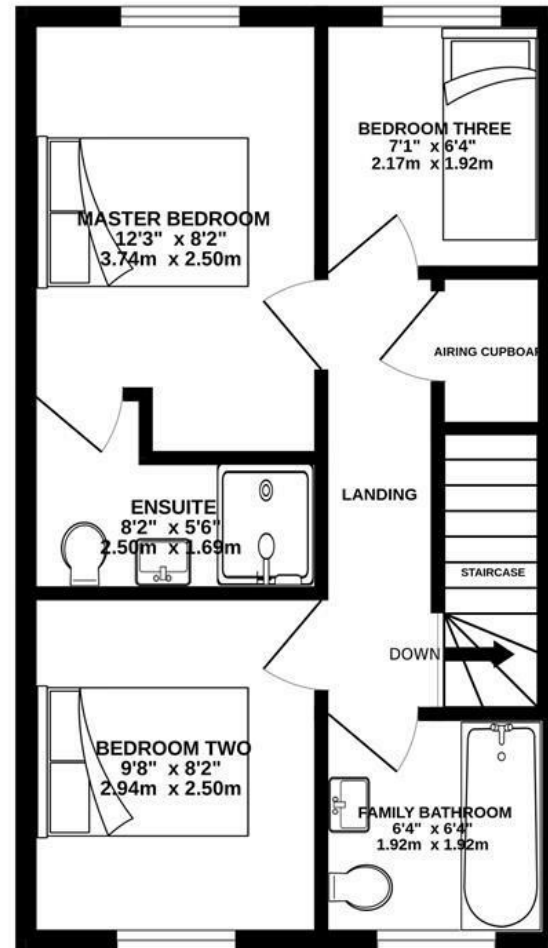


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GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.

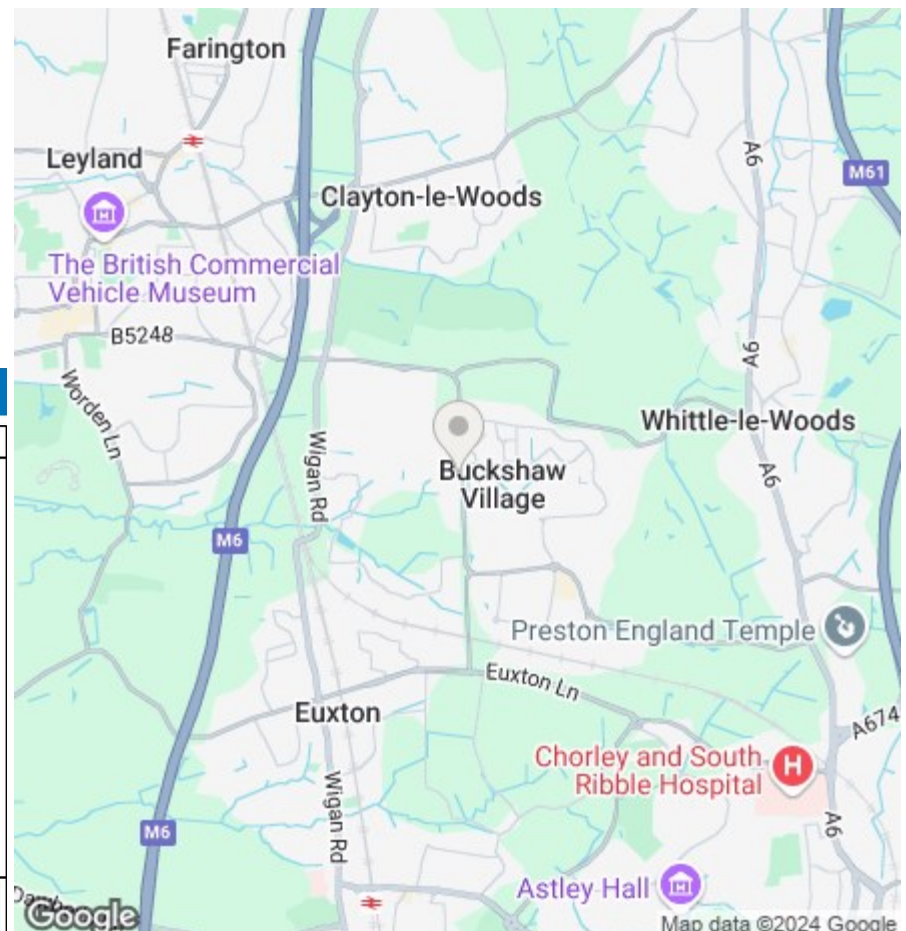


TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

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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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		91
(81-91) B		
(69-80) C	78	
(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	