



Stirling Drive, Buckshaw Village, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this spacious five-bedroom detached home, nestled in a quiet cul-de-sac in the heart of Buckshaw Village. Offering an ideal setting for families, this beautifully presented property boasts generous living spaces and modern interiors. Buckshaw Village itself is a highly sought-after location, benefiting from excellent local amenities, including shops, restaurants, and well-regarded schools. The area also enjoys superb transport links, with Buckshaw Parkway train station providing direct connections to Manchester and Preston, while the nearby M6 and M61 motorways ensure easy commuting across the North West.

Stepping inside, you are welcomed into a bright and airy reception hall that provides internal access to the garage. From here, the spacious front lounge offers a comfortable setting for relaxation, featuring a large window that fills the room with natural light. To the rear, the stylish open-plan kitchen/diner serves as the heart of the home, fitted with modern integrated appliances, including an oven, fridge/freezer, and dishwasher. The well-designed layout provides ample space for a dining area, perfect for family meals and entertaining, with patio doors seamlessly leading out to the garden. A separate utility room, conveniently located just off the kitchen, offers additional storage and has space for both a washing machine and dryer, with through access to the downstairs WC.

Moving to the first floor, this home boasts five well-proportioned bedrooms, each offering versatility to suit the needs of a growing family. The impressive master bedroom benefits from fitted wardrobes and a private en-suite for added convenience. The remaining four bedrooms are generously sized, ideal for children, guests, or even a home office. Completing the floor is a contemporary three-piece family bathroom, featuring an over-the-bath shower.

Externally, the property enjoys a driveway with space for up to three cars, leading to the single integrated garage for additional parking or storage. To the rear, the south-facing garden provides a fantastic outdoor space, predominantly laid lawn and benefitting from not being overlooked at the rear, ensuring privacy. The house benefits from having 4kwh solar panels, and the south facing aspect meant that over £400 of surplus energy was generated back to the grid last year.

This home offers an excellent opportunity for families looking to settle in a vibrant and well-connected community.



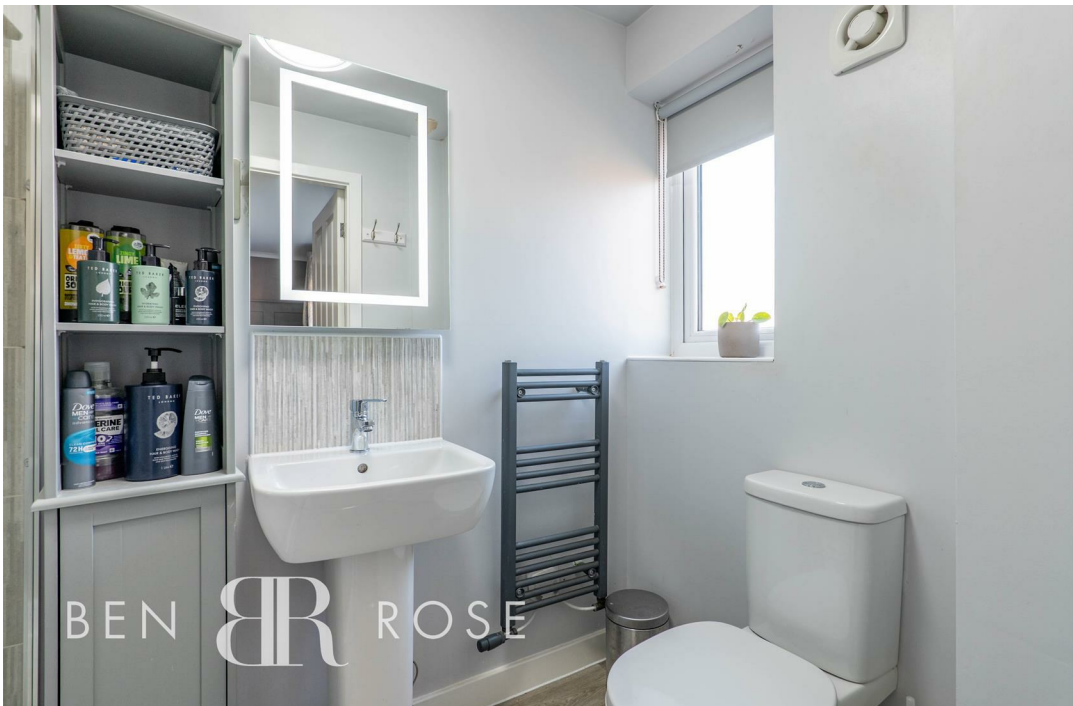












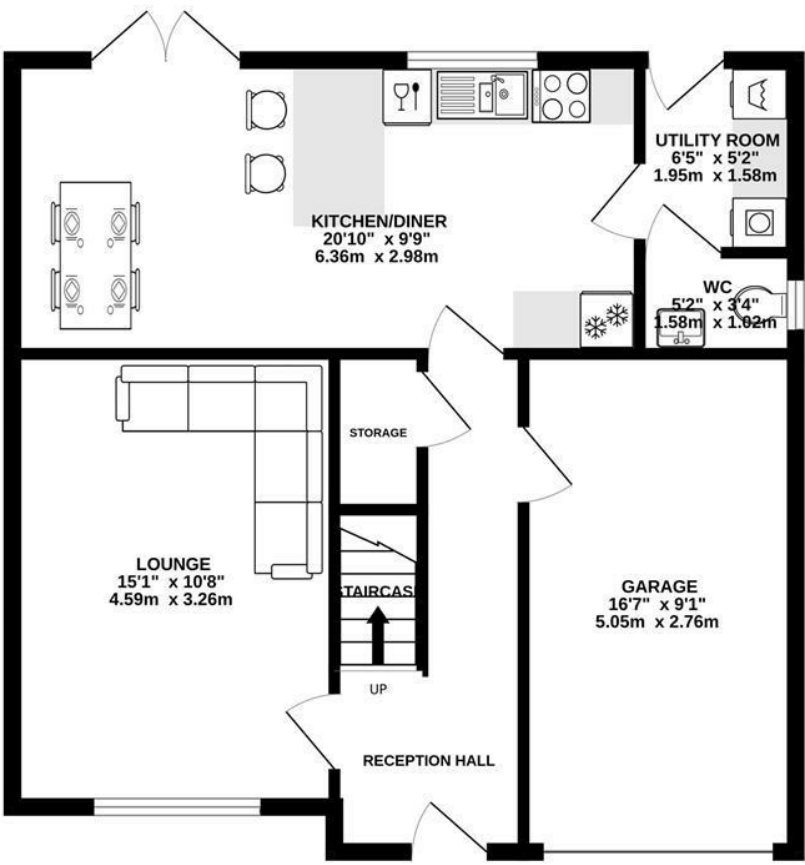




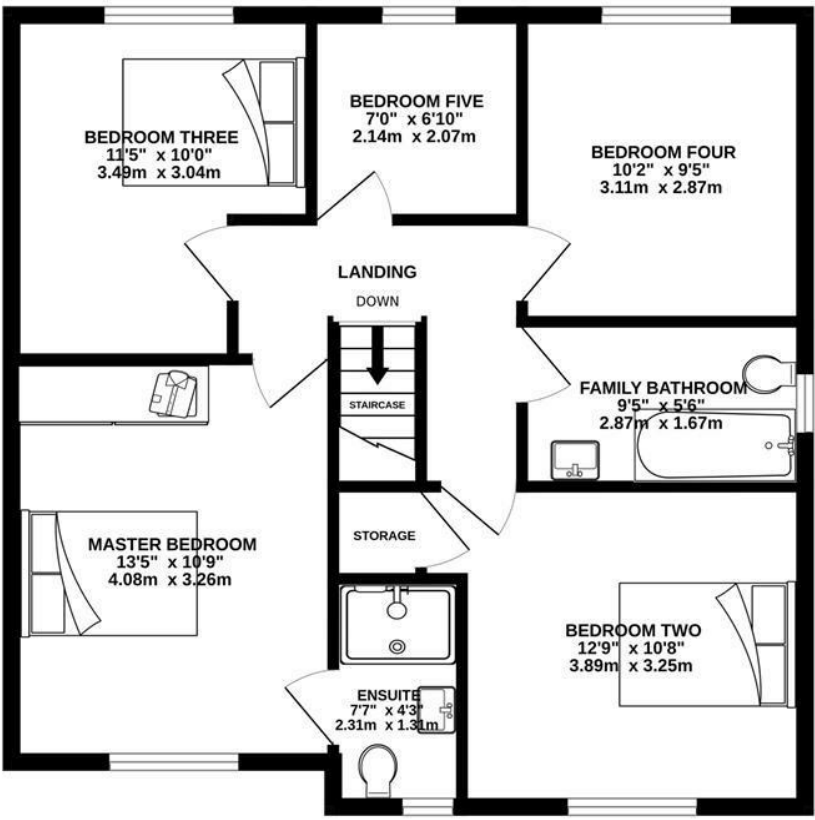


BEN ROSE

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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) A		93
(81-91) B	84	
(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 (CO ₂) 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	

