



## **Durham Drive, Buckshaw Village, Chorley**

**Offers Over £269,995**

Ben Rose Estate Agents are pleased to present to market this stunning five-bedroom home spread across three floors, situated in an exclusive and highly sought-after development in Buckshaw Village. This property offers generous indoor and outdoor space, ideal for families. The home is conveniently located near local supermarkets and schools and is just a short drive from the towns of Chorley and Leyland. Travel links are abundant, with Buckshaw Parkway providing direct access to both Manchester and Preston, and the nearby M6 and M61 motorways offer excellent connectivity.

Upon entering the home, you are greeted by a welcoming reception hall featuring the staircase leading to the first floor as well as a convenient WC. The light and airy front lounge features handy storage as well as two front facing windows making sure the room is flooded with natural light. On the opposite side of the house, you will find the open-plan kitchen/diner. This modern and versatile space is perfect for dining, relaxing, and socializing, with sliding doors that open onto the garden. The kitchen is well-equipped with quartz work surfaces and integrated appliances.

Moving to the first floor you will find two large double bedrooms, the master bedroom that boasts a three-piece ensuite and the second bedroom with fitted wardrobes. Continuing up the stairs to the second floor you will find the remaining three bedrooms, with bedroom three being another double hosting its own set of fitted wardrobes. Bedrooms four and five are singles overlooking the garden, and completing this floor is the family bathroom with an over the bath power shower providing practicality for the household.

The exterior of the home features a charming garden bathed in sunlight, providing a secluded haven perfect for year-round outdoor entertaining. There is a private drive and garage to the rear of the property as well as on the street parking.

This beautiful home in Buckshaw Village seamlessly combines modern living with convenience, boasting ample space and versatility, ideal for a growing family seeking to settle in a highly sought-after area.





































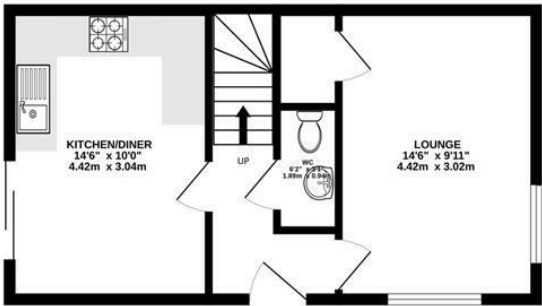




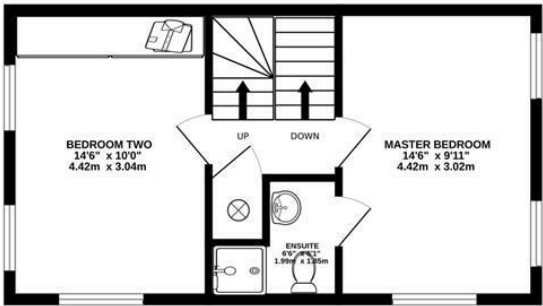


# BEN ROSE

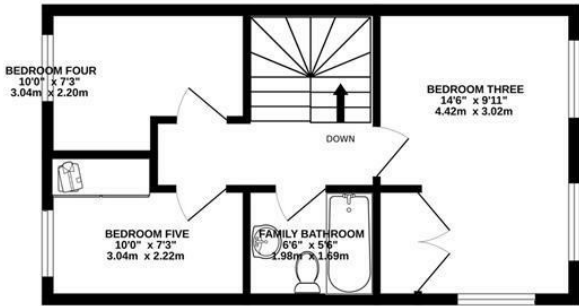
GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.




TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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	73	86
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

