



Hudson Drive, Buckshaw Village, Lancashire

Offers Over £389,995

Ben Rose Estate Agents are delighted to present to the market this beautiful four-bedroom detached home, located on a private road in a highly sought-after residential area of Buckshaw Village. Although this property is a leasehold, the owner has the rare opportunity to purchase the house for just over £2300 before December 2026 making this an opportunity not to be overlooked. Ideally suited to families, the property offers spacious and comfortable living throughout. Perfectly positioned, the home is just a short drive from both Chorley and Leyland and is surrounded by excellent local schools, supermarkets, and amenities. The property also benefits from fantastic travel connections, with Euxton Balshaw Lane and Buckshaw Parkway train stations nearby, offering direct links to Manchester, Preston and beyond. For drivers, easy access to the M6 and M61 motorways makes commuting effortless.

Entering the house you are greeted by a bright and modern entrance hall leading to all the ground floor rooms that sets the tone for the rest of the home. Housed on at the end of the hall is a convenient WC adding practicality for guests. To the front is the spacious lounge that is ideal for relaxing and family gathering. Across the hall is an equally sizable and versatile room that could function as either a family room or separate dining room if desired. To the rear is the stunning open plan kitchen/ diner with an abundance of worktop space as well as built-in appliances such as a fridge freezer, dishwasher and washing machine. Adjacent to the dining area is a convenient utility storage area ideal for a pantry or closet. To the rear is the glorious sun room that makes full use of its south facing orientation with skylights and large windows creating the ideal suntrap to relax in.

Moving to the first floor you will find four well appointed bedrooms all being double bar one. The master bedroom boasts its own three piece ensuite adding luxury and privacy to the bedroom. The sizable family bathroom serves the rest of the floor.

Externally the home offers a low maintenance south facing garden with artificial grass and paved area allowing you more time to relax in the sun. To the front is the driveway that offers room for at least two cars allowing off the road parking. The front of the house is facing peaceful woodland and isn't overlooked, creating privacy as well as more pleasant views.

Overall this stunning property offers a rare opportunity to live in a modern yet convenient property situated in a highly sought after area.















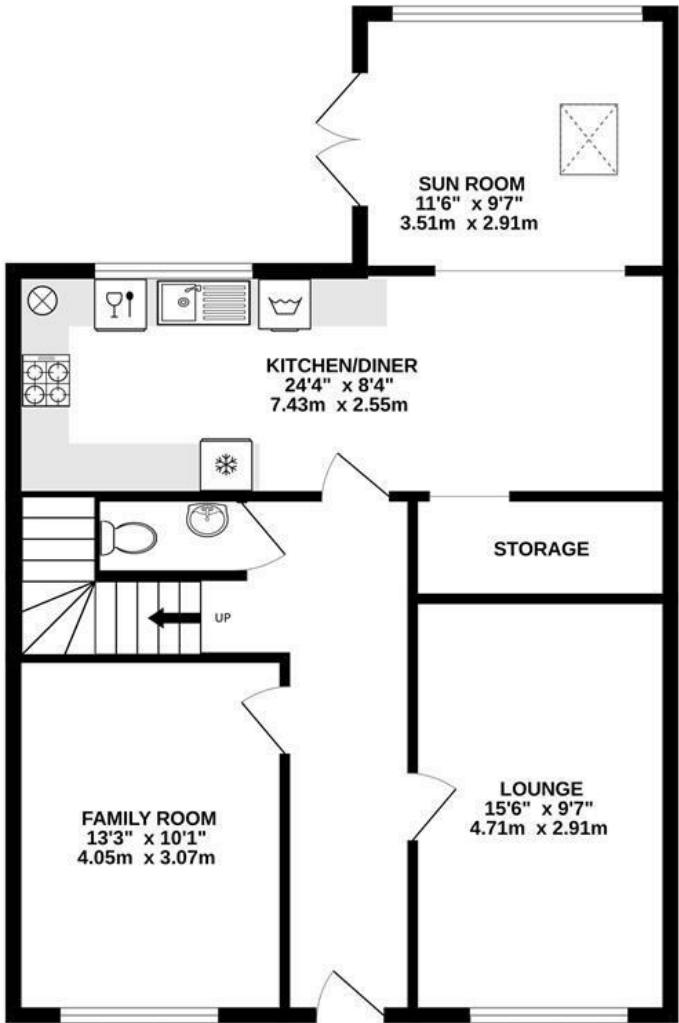




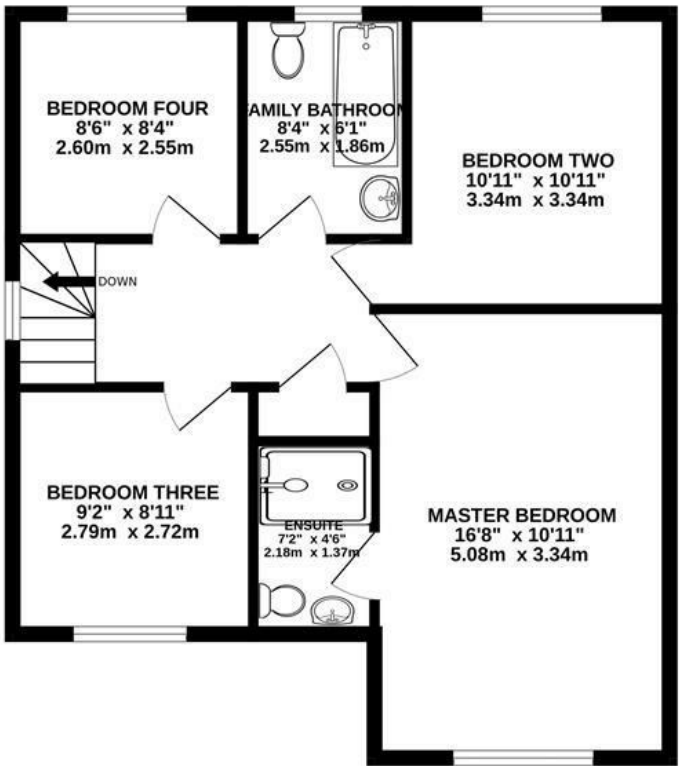


BEN ROSE

GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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	87	89
(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 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

