



Bamburgh Drive, Buckshaw Village, Chorley

Offers Over £339,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, located in the highly sought-after Buckshaw Village area of Chorley. Nestled within a quiet and friendly neighbourhood, this spacious family home offers a perfect blend of modern living and tranquil surroundings. The area boasts an abundance of scenic walking routes, ideal for those who enjoy the outdoors. With excellent travel links nearby—including local bus routes, Buckshaw Parkway train station, and quick access to the M6 motorway—this property is perfectly positioned for commuters and families alike.

As you step inside, you're welcomed by a bright entrance hall that leads to all ground floor rooms. To the left sits a spacious lounge, complete with a large window and double doors that open into the heart of the home—the open plan kitchen/dining area. The modern kitchen features integrated appliances including a gas hob and oven, a breakfast bar, and ample space for freestanding appliances. A large window floods the kitchen with natural light and provides a lovely view over the rear garden. Just off the kitchen is a practical utility room housing an integrated freezer and offering additional access to the side of the house. A convenient WC is located nearby. From the dining area, you'll find access to the garden room, a wonderful additional living space with stylish tri-fold doors that open directly out to the rear garden—perfect for summer entertaining.

Upstairs, the first floor hosts four well-proportioned bedrooms. The master bedroom, situated at the front of the home, benefits from a built-in wardrobe, a small storage cupboard, and a private three-piece en-suite with a window. Bedroom two also faces the front and includes a built-in wardrobe and window, offering plenty of natural light. Bedrooms three and four are positioned at the rear of the property, both overlooking the garden and ideal for children, guests, or use as a home office.

Completing the upper floor is a contemporary three-piece family bathroom, also fitted with a window.

Externally, the home features a private driveway with space for up to two cars, along with a garage for additional parking or storage. The rear garden is a real highlight, offering a well-maintained lawn, large planters, and ample space for outdoor seating and dining—ideal for families and those who love to entertain.

This is a fantastic opportunity to acquire a modern, spacious family home in a prime location with great amenities and travel connections on your doorstep.







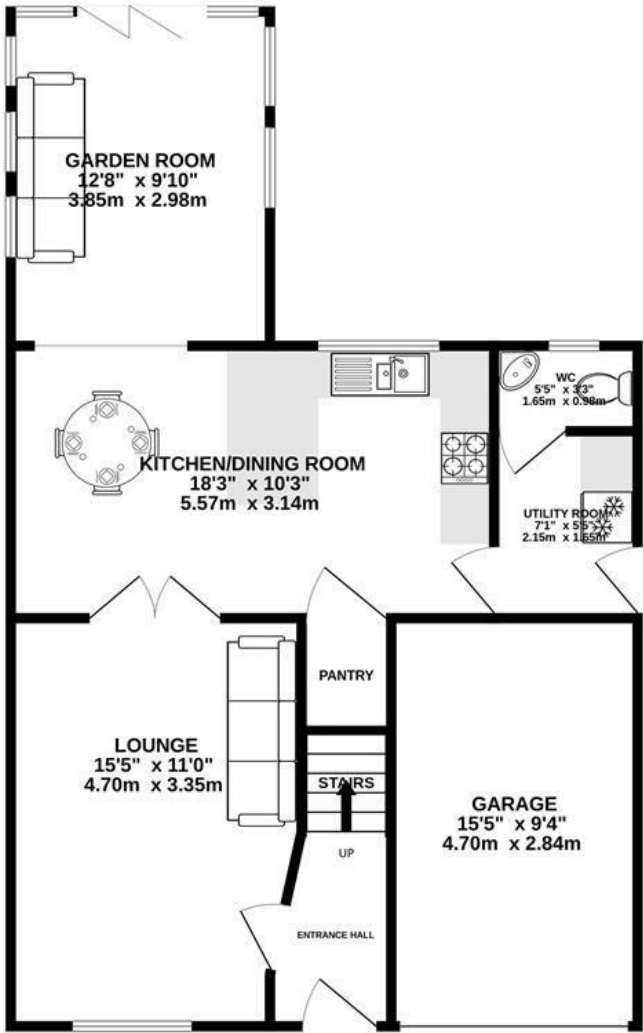




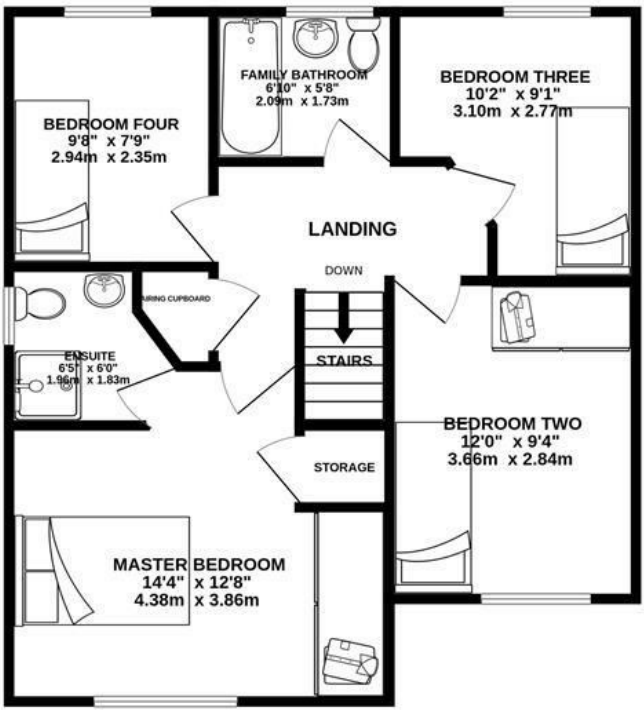


BEN ROSE

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.0 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
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 	

