BEN ROSE

Lincoln Drive, Buckshaw Village, Chorley

Offers Over £319,995

CHAIN FREE
Ben Rose Estate Agents are delighted to present to the market this attractive four-bedroom detached family home, situated within a quiet cul-de-sac in the highly sought-after residential area of Buckshaw Village.

The property offers well-proportioned living accommodation throughout, finished in a contemporary style and ready for a new owner to move straight in and enjoy. Buckshaw Village boasts a thriving community atmosphere and an excellent range of local amenities, including supermarkets, cafés, restaurants, convenience stores, schools and leisure facilities, all within easy reach. For commuters, the property is ideally positioned close to Buckshaw Parkway railway station, providing direct rail links to surrounding towns and cities. The nearby M6 and M61 motorways also offer excellent road connections to Preston, Chorley and Manchester, making this an ideal location for those who travel regularly.

Stepping into the property, you are welcomed by an inviting entrance hallway, where you will find a convenient ground floor WC and the staircase leading to the first floor. To the left is the spacious lounge, featuring a large window overlooking the front aspect and allowing plenty of natural light to fill the room.

To the rear of the property is the impressive open-plan kitchen, dining and family area. The contemporary fitted kitchen is equipped with an integrated oven and hob, along with space for freestanding appliances. The dining area comfortably accommodates a large family dining table and benefits from double doors opening onto the rear garden. In addition, there is a versatile living space that could be used as a second sitting area, playroom or home office. This room also provides integral access to the attached garage.

Moving upstairs, you will find four well-proportioned bedrooms, with the principal bedroom benefiting from integrated storage. A modern three-piece family bathroom completes the first-floor accommodation.

Externally, the property features a private driveway to the front, providing off-road parking for multiple vehicles and access to the garage via an up-and-over door. The garage benefits from power and lighting, offering excellent additional storage or utility space. To the rear is a generously sized enclosed garden, mainly laid to lawn with a flagged patio, creating the perfect space for children to play, outdoor dining, relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.

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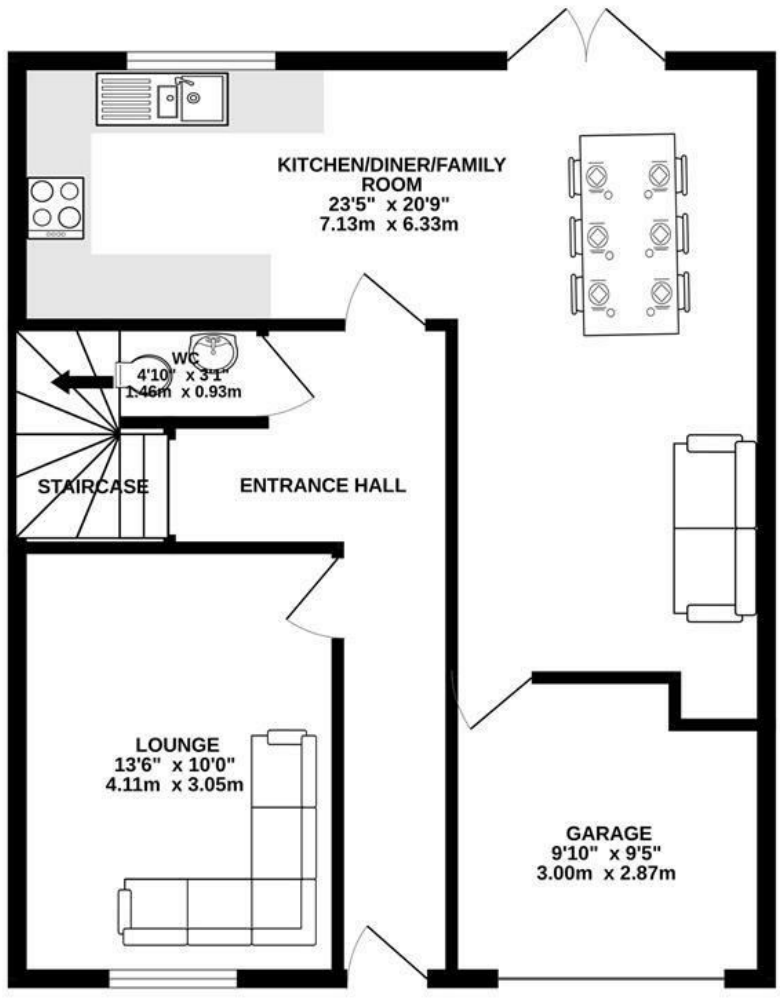
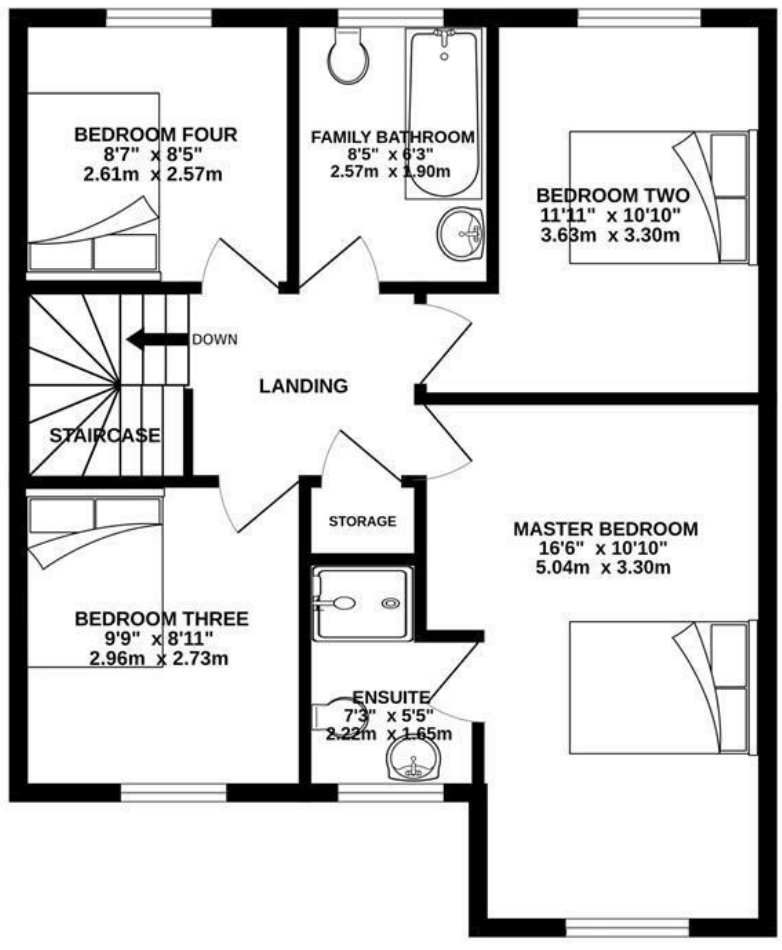
BEN ROSE

GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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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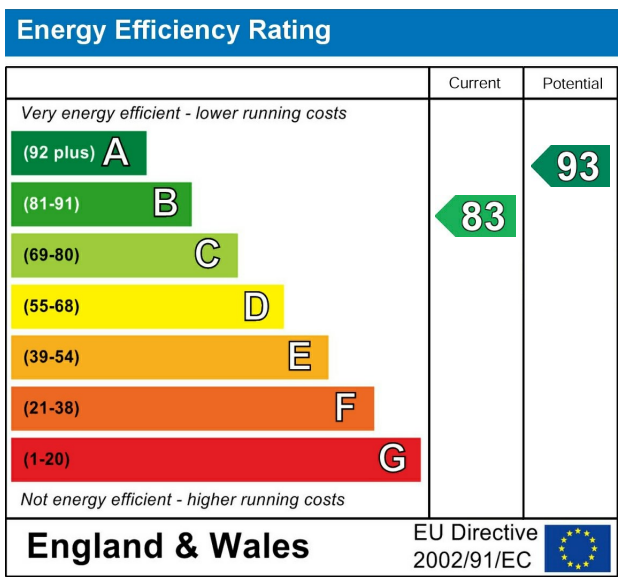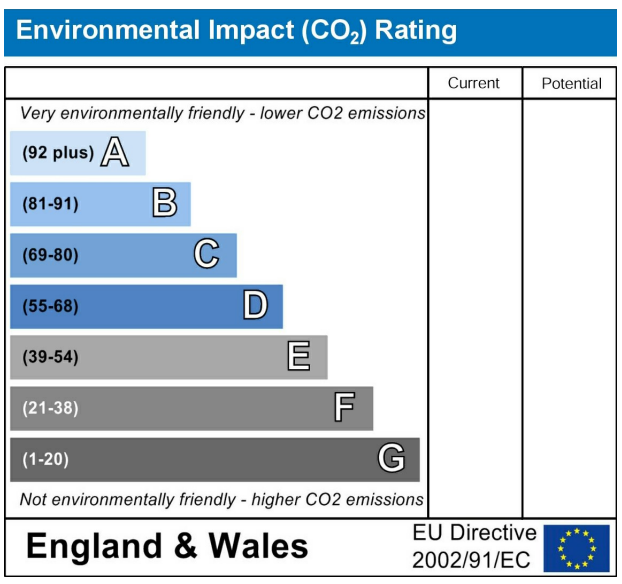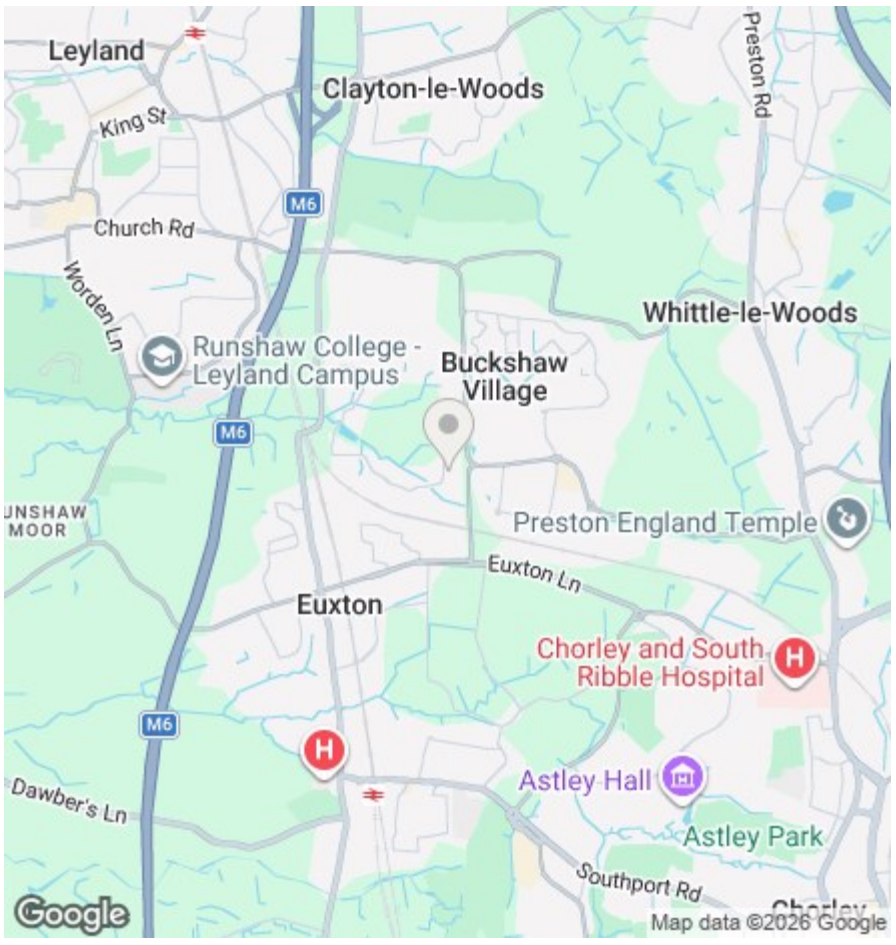
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