



**Highland Drive, Buckshaw Village, Chorley**

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom home, located in the highly sought-after area of Buckshaw Village, Chorley. Ideal for families, the property is positioned on a quiet pedestrian-only street, overlooking a charming green walkway and landscaped surroundings, creating a peaceful, community-friendly setting with no through traffic. Buckshaw Village is a thriving and well-connected community, offering a range of local amenities including shops, supermarkets, cafés, and well-regarded schools. Excellent transport links are also close by, with Buckshaw Parkway train station providing direct routes to Manchester, Preston, and beyond, as well as easy access to the M6 and M61 motorways, making it perfect for commuters.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located alongside the staircase to the upper level. On the right, you will enter the spacious lounge/diner, which spans the full width of the home and benefits from a large front-facing window, as well as sliding patio doors that open onto the rear garden.

On the opposite side of the hallway, you will find the dining room, a versatile space that flows seamlessly into the kitchen. The contemporary fitted kitchen offers ample storage, with an integrated oven and hob, along with additional space for freestanding appliances. A single door from the kitchen provides access to the garden.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage and a modern three-piece ensuite shower room. A three-piece family bathroom completes this level.

Externally, there is ample on-street parking available for residents. To the rear is a generously sized garden, featuring a well-maintained lawn and a raised decking area, perfect for relaxing or entertaining. Additionally, there is a detached garage with one off-road parking space to the rear.

Early viewing is highly recommended to avoid any potential disappointment.

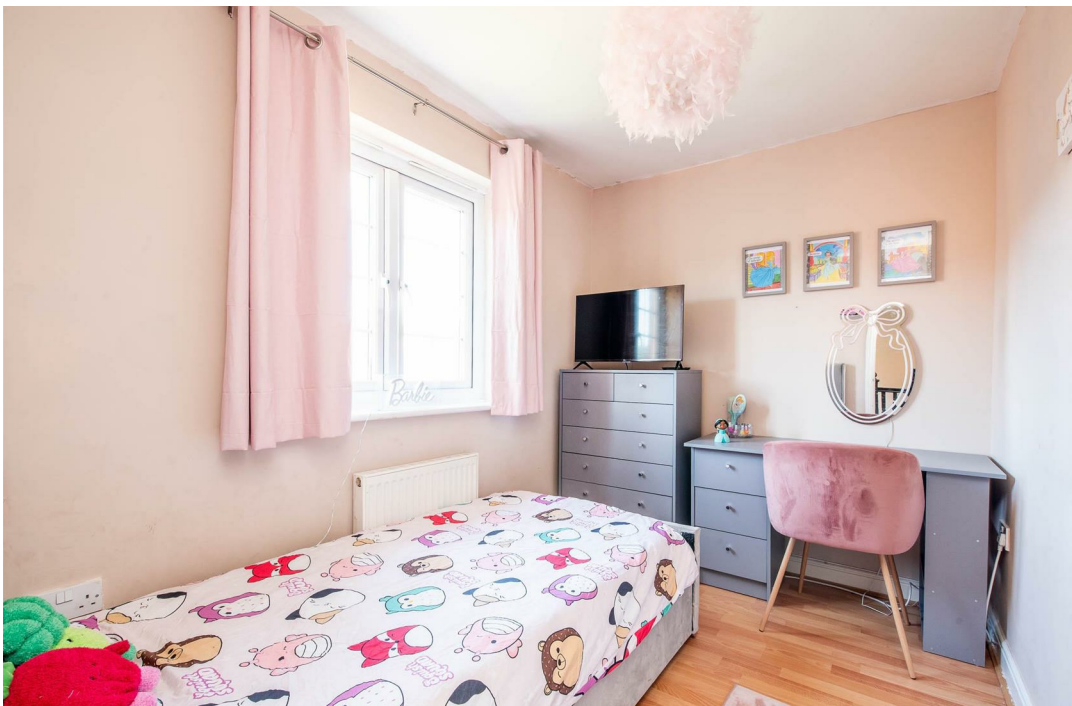




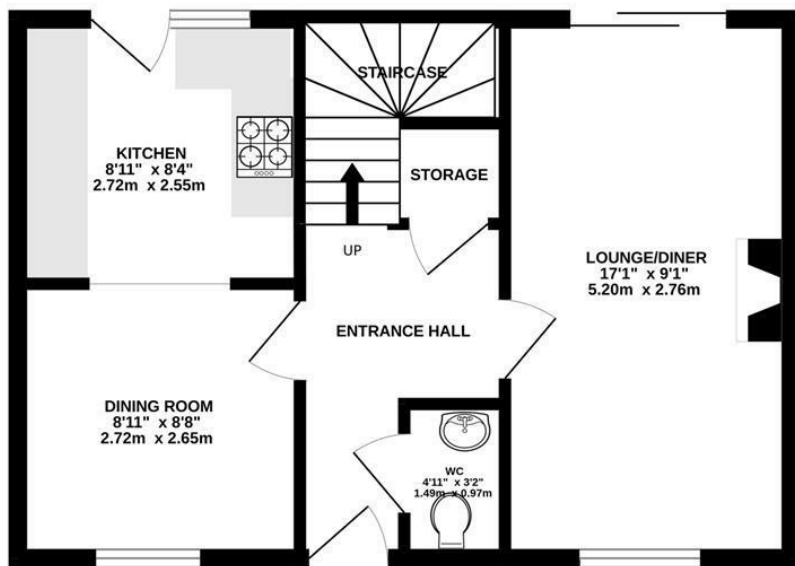




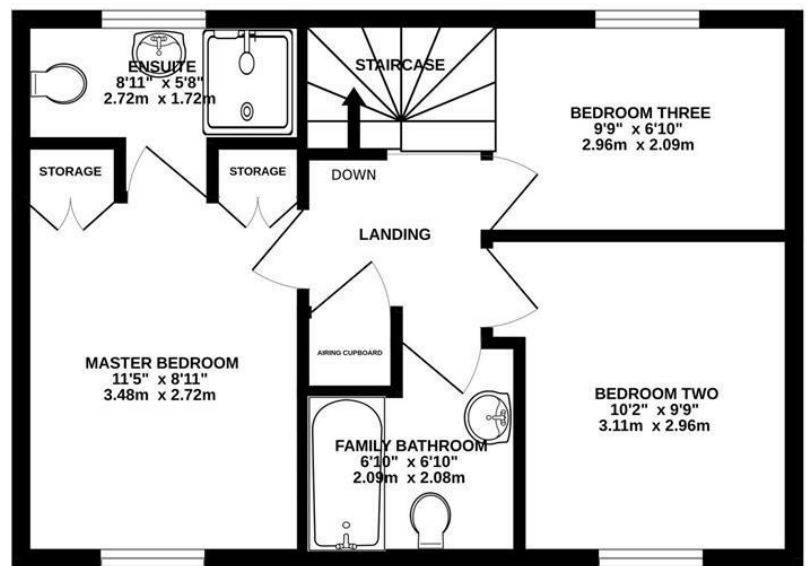




GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>74</b>	
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

