



**Townsend Drive, Buckshaw Village, Chorley**

**Offers Over £289,995**

Ben Rose Estate Agents are pleased to market this well presented three-bedroom detached home in the highly sought-after area of Buckshaw Village, Lancashire. Situated on a quiet, family-friendly street, the property boasts a modern interior with versatile rooms. Buckshaw Village offers an array of local amenities, including shops, cafes, and schools, while also providing excellent travel links. The nearby Buckshaw Parkway train station ensures convenient access to major cities, and the M6 and M61 motorways are just a short drive away, making this an ideal location for commuting families.

Upon entering the home, you are greeted by a welcoming reception hall that grants access to most ground floor rooms as well as a practical WC. To the front, the spacious lounge offers a relaxing retreat with ample natural light pouring in through several windows. The heart of the home is the open plan fitted kitchen/diner, featuring integrated appliances, a convenient pantry cupboard. The dining area has enhanced double patio doors that seamlessly connect the indoors to the garden, making it perfect for family meals and entertaining. Completing the ground floor is a practical utility room just off from the kitchen making the ideal pantry.

Ascending to the first floor, you'll find three generously sized bedrooms, each thoughtfully designed to cater to a family's needs with bedroom two having both a fitted wardrobe and storage closet. The master bedroom is a standout feature, offering its own fitted wardrobe and a private en-suite for added luxury. Bedroom three provides versatility for home working or additional storage.

Externally the home features a private and secure south-facing back garden with tall fences as well as its own driveway to the rear for off the road parking. The garden also benefits from being on one of the largest plots in the area as well as having two entrances. Overall this is an ideal family home for those looking to move to a highly sought after area.













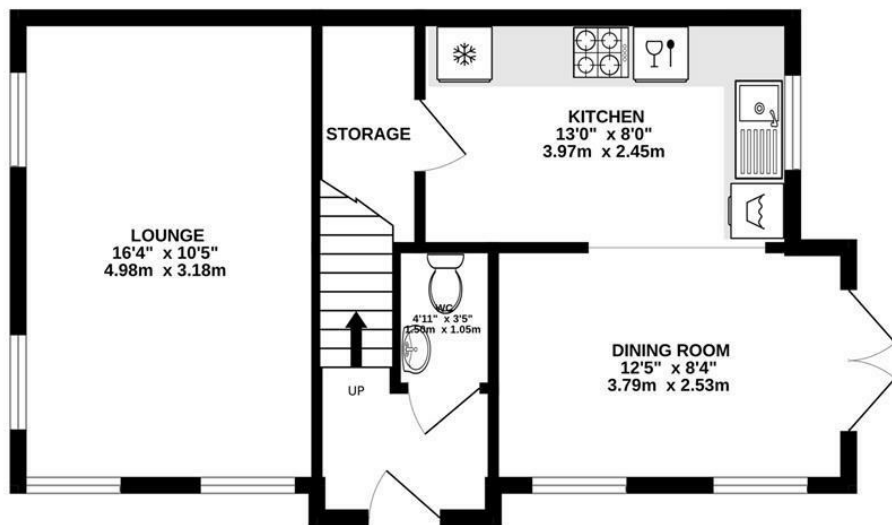




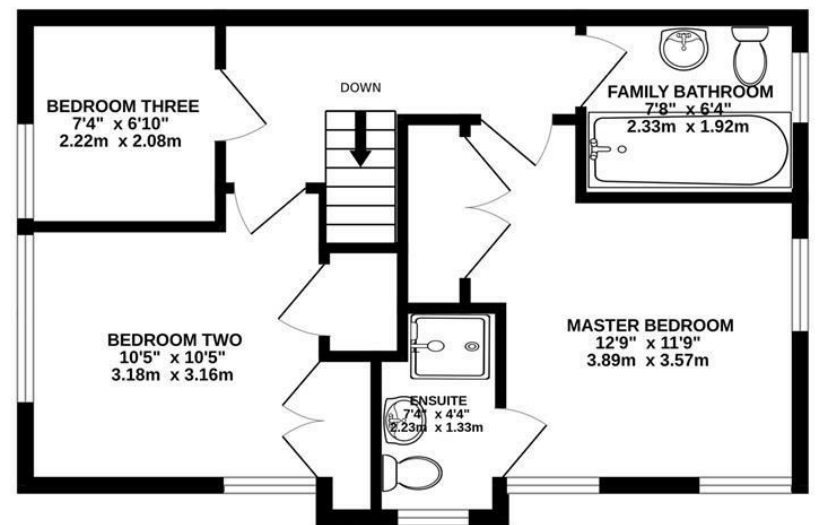




GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

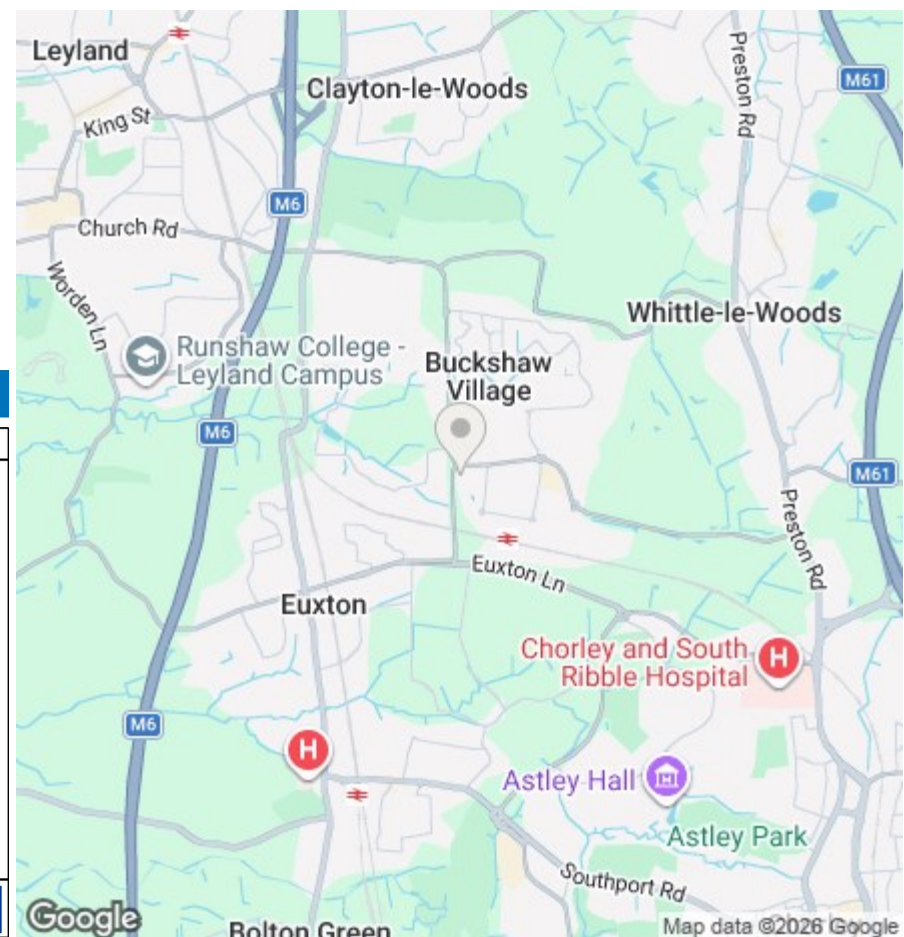


TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

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>90</b>
(81-91) <b>B</b>		<b>78</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>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	