



## **Border Drive, Buckshaw Village, Chorley**

**Offers Over £289,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three bedroom detached home, offered with NO ONWARD CHAIN, tucked away on a quiet cul-de-sac within the highly sought-after Buckshaw Village. Recently refreshed with new carpets and vinyl flooring throughout, this ideal family home offers well-proportioned accommodation in a convenient and popular location. The property is within easy reach of excellent local supermarkets, schools and everyday amenities, all within a two-mile radius, while Buckshaw Parkway train station provides direct routes to both Manchester and Preston.

Internally, the ground floor begins with a welcoming entrance hall providing access to the majority of rooms, along with a handy downstairs WC. Positioned to the front of the home is the spacious lounge/family room, enhanced by a feature bay-fronted window allowing plenty of natural light. To the rear, the heart of the home is the stylish fitted kitchen/diner, comprising a range of wall and base units with integrated appliances including a dishwasher, separate hob and oven, and a central breakfast bar/island. The dining area comfortably accommodates a family dining table and benefits from patio doors opening directly onto the rear garden.

Ascending to the first floor, you will find three well-sized bedrooms, with the main bedroom benefiting from fitted wardrobes and a modern three-piece ensuite shower room. Completing this level is the family bathroom, fitted with a three-piece suite, over-the-bath shower and integral storage.

Externally, the property offers a driveway to the front providing off-road parking for one vehicle, with additional parking available in the single detached garage. To the rear is a beautifully maintained, south-facing garden, offering a generous outdoor space ideal for families, featuring a laid lawn and a large decking area currently, perfect for outdoor dining and entertaining.

















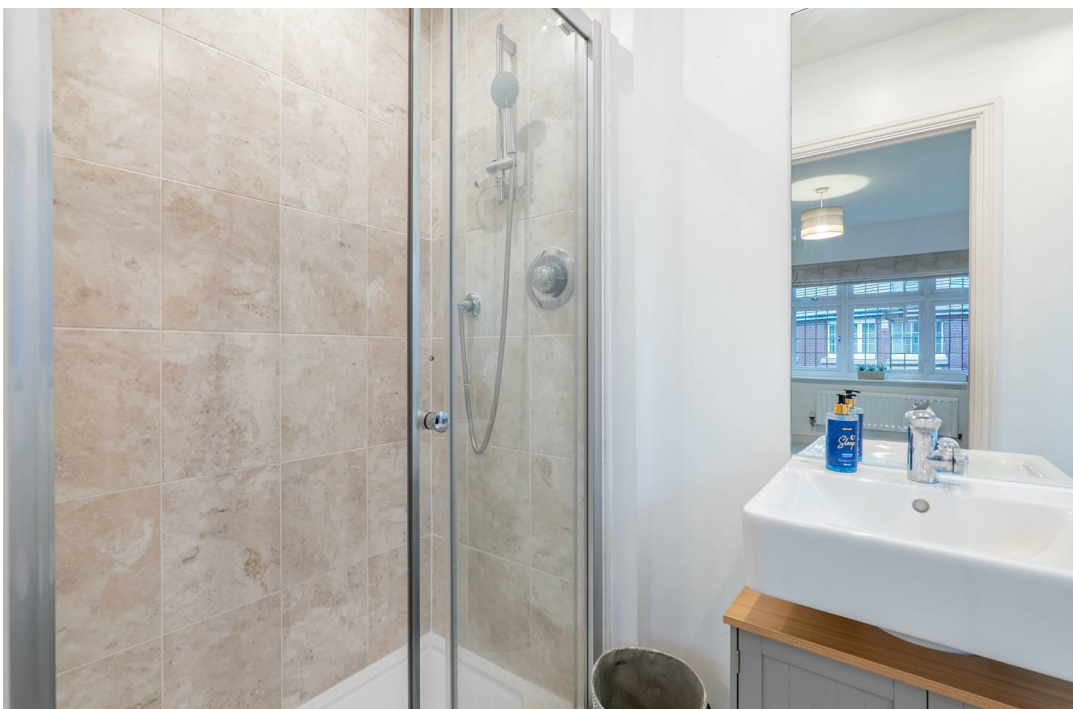




















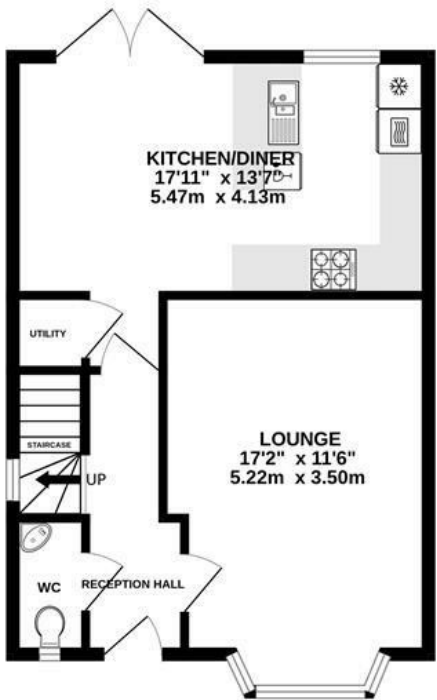




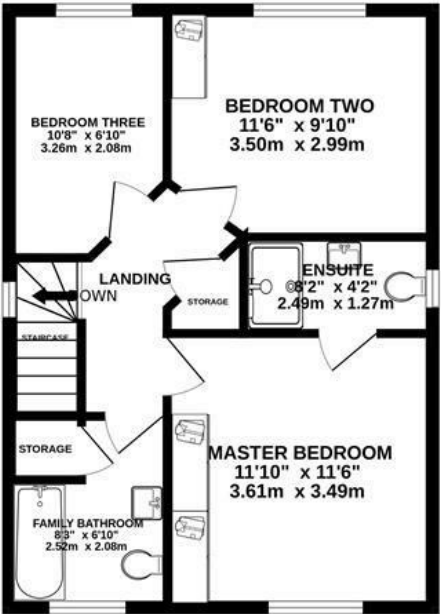


# BEN ROSE

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.





TOTAL FLOOR AREA: 1119 sq.ft. (103.9 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) 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 |   |           |
|   | 79  | 83        |
| England & Wales                             | 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) A   |   |           |
| (81-91) B   |   |           |
| (69-80) C   |   |           |
| (55-68) D   |   |           |
| (39-54) E   |   |           |
| (21-38) F   |   |           |
| (1-20) G  |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |           |
|   |   |           |
| England & Wales   | EU Directive 2002/91/EC  |           |

