



## Stirling Drive, Buckshaw Village, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this beautifully maintained, three-bedroom semi-detached home, situated in the ever-popular Buckshaw Village in Chorley, Lancashire. This modern family home offers spacious, well-appointed living across two floors and is ideal for families or first-time buyers looking for a home ready to move into. Buckshaw Village is a thriving residential development that benefits from a host of local amenities, including excellent schools, shops, eateries, and green spaces. The property is ideally located for commuters with Buckshaw Parkway train station just a short walk away, offering direct links to Manchester and Preston. There is also easy access to the M6 and M61 motorways, as well as regular bus routes servicing the surrounding areas.

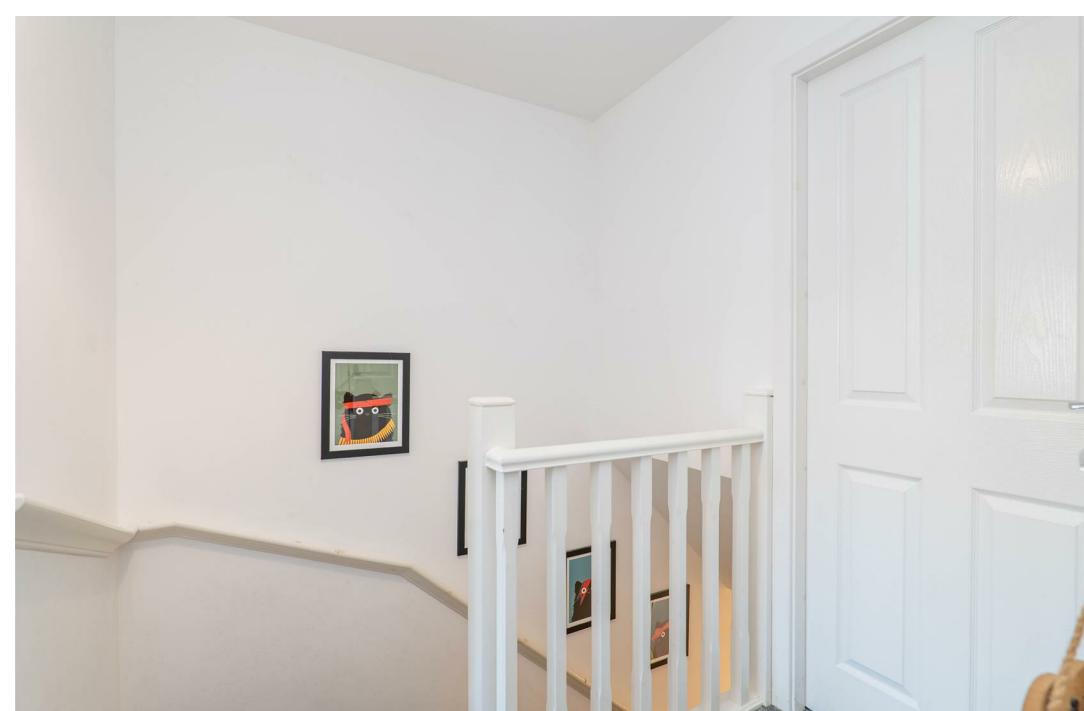
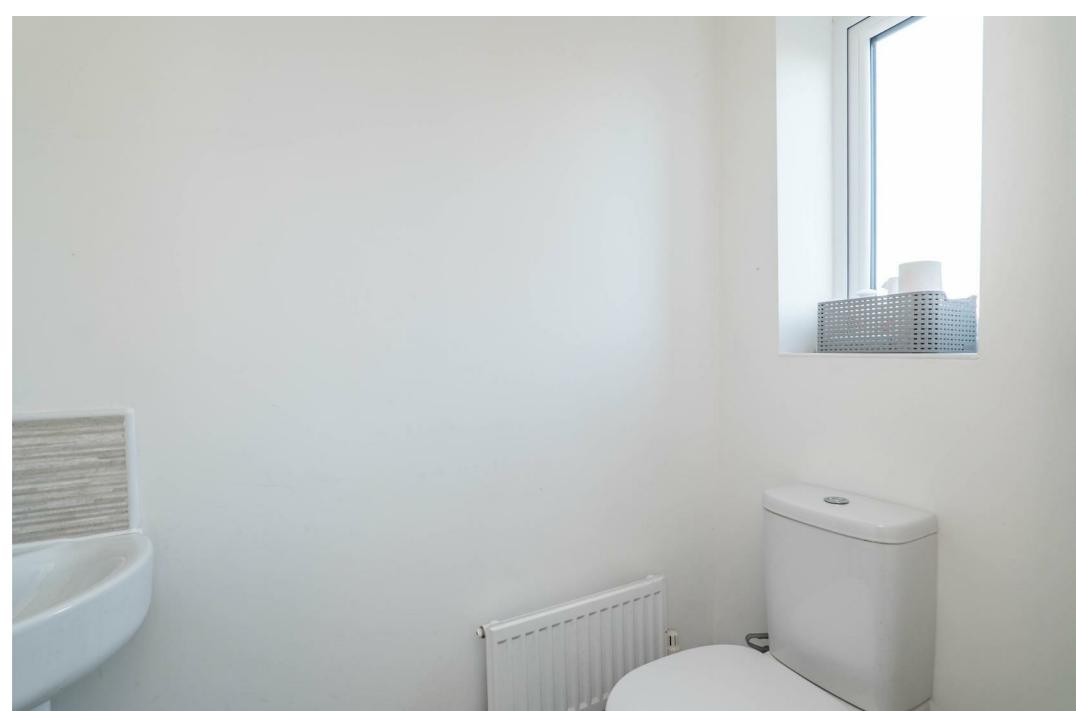
As you step through the front door, you're welcomed into a bright and inviting reception hall that leads into the spacious lounge. Continuing through, you'll find a contemporary open-plan kitchen/diner with ample room for a family dining table. The kitchen has a range of integrated appliances such as a dishwasher, fridge/freezer and an oven. French doors open out onto the rear garden, creating a seamless indoor-outdoor flow and filling the space with natural light. The ground floor also benefits from a convenient downstairs WC and useful under-stair storage, ideal for keeping the home clutter-free.

Upstairs, the property offers three generously sized bedrooms. The master bedroom features a modern en-suite shower room for added privacy and convenience. The remaining two bedrooms are well-proportioned and can be used as versatile spaces such as a home office or nursery. Completing the first floor is a stylish three-piece family bathroom.

Externally, the home offers a private driveway to the front with space for up to two vehicles. To the rear, a South facing, secluded and well-maintained garden provides a combination of lawn and patio – perfect for outdoor dining, children's play, or simply enjoying the sunshine in a peaceful setting.







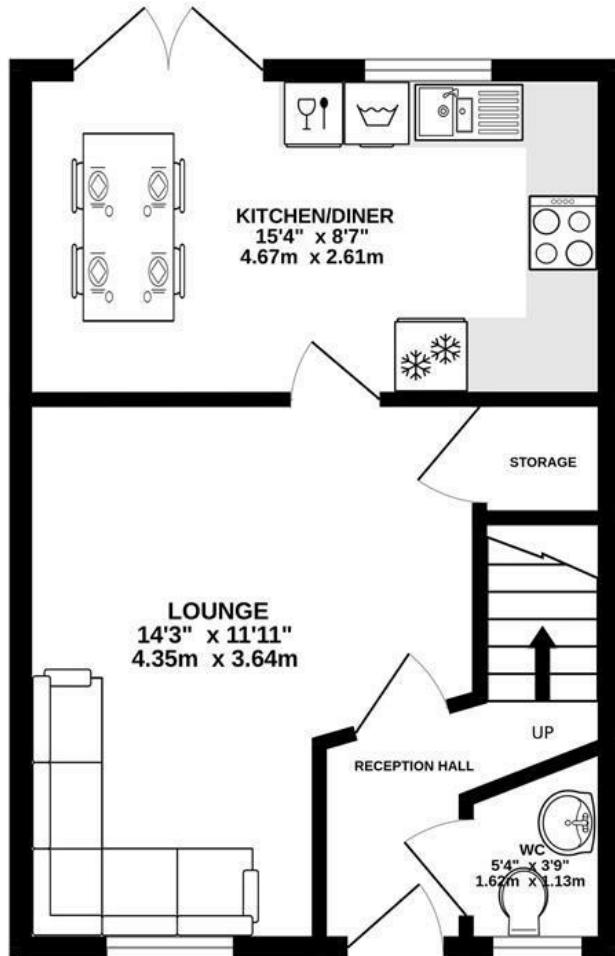




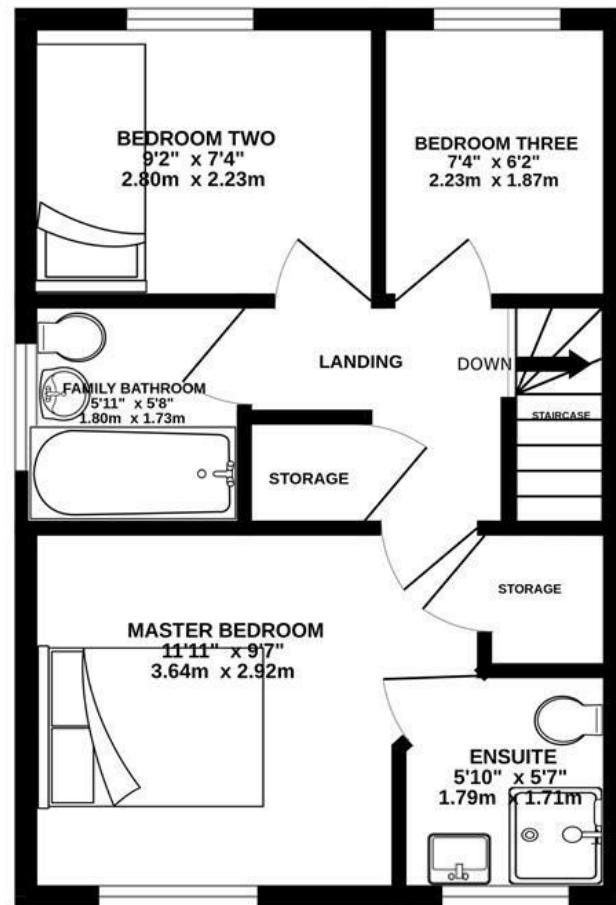


# BEN ROSE

GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 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<br>(92 plus) | A                       | 96        |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (55-68)  | D                       |           |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs              |                         |           |
| 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<br>(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 |           |

