



Patricroft Drive, Buckshaw Village, Chorley

Offers Over £449,995

*** CHAIN FREE*** Ben Rose Estate Agents are pleased to present to market this stunning, five-bedroom property with no onwads chain, that is situated across three floors in the sought after Buckshaw Village. Constructed in 2012, this lovely home benefits from quality building construction and fittings whilst also offering generous indoor and outdoor space - ideal for families. It even has a fully converted garage that offers a variety of uses. The home offers excellent transport links such as the nearby Buckshaw Parkway train station with direct routes to Manchester and Preston as well as nearby bus routes. You'll also find ideal motorway links locally such as the M6, M61, M60, and M65. Being located on Buckshaw Village means that you're only a five-minute walk to school, doctors, dentist surgeries, as well as the Buckshaw hub and village hall. A slightly further walk of 10-15 minutes, you'll have access to local supermarkets, local restaurant/food, and coffee shops.

Walking through the ground floor, you are welcomed into the reception hall with the staircase leading to the first floor. Off the hall, you'll find a convenient WC and a closet space for coats and shoes. To the left-hand side of the home is the spacious lounge featuring dual aspect windows and a bay window, creating a bright and inviting space. The modern, open-plan kitchen/dining room boasts integrated appliances and a breakfast bar, perfect for casual meals and entertaining. Additionally, there's a utility room with access to under stair storage, adding to the home's practicality.

Ascending to the first floor via the open gallery landing, you'll find three double bedrooms, including the master with fitted wardrobes and a private ensuite, providing comfort and convenience. A three-piece family bathroom completes this level, ensuring ample facilities for all family members.

Moving up to the second floor, bedrooms two and five await, with bedroom two also benefiting from a fitted wardrobe. These rooms share a three-piece shower room, catering to the needs of the household.

With additional features such as plantation shutters throughout, energy-saving LED lighting, Hive control for water/heating, and fully alarmed security system, this home combines comfort, convenience, and modern living seamlessly.

Externally, the property offers a driveway with space for two cars, leading to the professionally converted, multi-functional garage. Fully insulated and alarmed, this space presents endless possibilities, whether as a home gym, office, or cinema room. The south-facing garden is beautifully landscaped, featuring a large patio area and remote-controlled outdoor lighting, perfect for outdoor gatherings or relaxation.























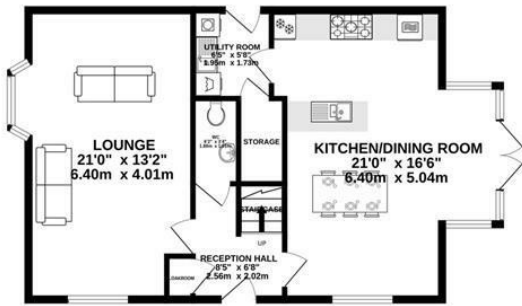




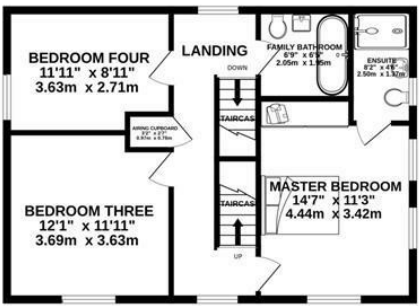


BEN ROSE

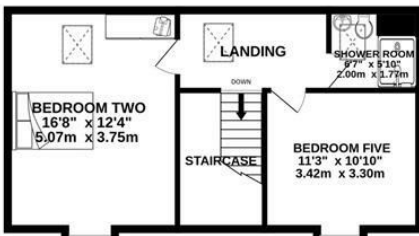
GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



2ND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 2028 sq.ft. (188.4 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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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		
	81	88
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

