



## **Bridgewater Drive, Buckshaw Village, Chorley**

**Offers Over £499,995**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated and exceptionally well-presented four-bedroom detached property, situated within a quiet cul-de-sac location in the ever-popular Buckshaw Village. Finished to a high modern standard throughout, this spacious family home offers bright and contemporary living accommodation ideal for growing families seeking both style and practicality. Buckshaw Village continues to be one of Lancashire's most desirable residential areas thanks to its excellent local amenities, highly regarded schools, supermarkets, cafés, leisure facilities, and picturesque walking routes. The property also benefits from fantastic travel links, with Buckshaw Parkway train station nearby offering direct routes to Manchester, Preston, and Liverpool, whilst easy access to the M6, M61, and M65 motorways makes commuting across the North West highly convenient.

Upon entering the home, you are welcomed into a spacious reception hall with the staircase and convenient downstairs WC located off. Positioned towards the front of the property is the generous lounge, beautifully presented and filled with natural light from the attractive bay-fronted window, creating a warm and inviting living space. Sliding doors lead seamlessly through to the dining room, which enjoys French doors opening onto the rear garden, perfect for both family living and entertaining. To the rear of the home is the standout kitchen/breakfast room, a stunning open-plan space designed with modern family life in mind. Flooded with natural light from the roof windows and large bi-folding doors, the room offers a bright and airy atmosphere throughout. The contemporary kitchen itself features integrated appliances, sleek fitted units, and a central island with breakfast bar seating, creating a stylish focal point for the home. Just off the kitchen is a practical utility room with additional storage and access into the integrated garage.

Moving upstairs, the property continues to impress with an open landing leading to four well-proportioned double bedrooms, all benefitting from fitted wardrobes. The superb master bedroom enjoys the added luxury of a Juliette balcony and a modern fitted en-suite shower room, finished to a high specification. The remaining bedrooms provide excellent versatility for family living, guest accommodation, or home office use if required. Completing the first floor is the beautifully designed four-piece family bathroom, featuring a freestanding bath alongside contemporary fittings, creating a luxurious and relaxing space.

Externally, the property offers excellent kerb appeal with a driveway to the front providing off-road parking for up to two vehicles and leading to the integrated garage. The rear garden has been thoughtfully designed to provide an attractive outdoor space, featuring a well-maintained lawn alongside a seating area ideal for outdoor dining and entertaining during the warmer months. Combining stylish modern interiors, spacious family accommodation, and a highly sought-after location, this is a truly impressive home that must be viewed to be fully appreciated.

















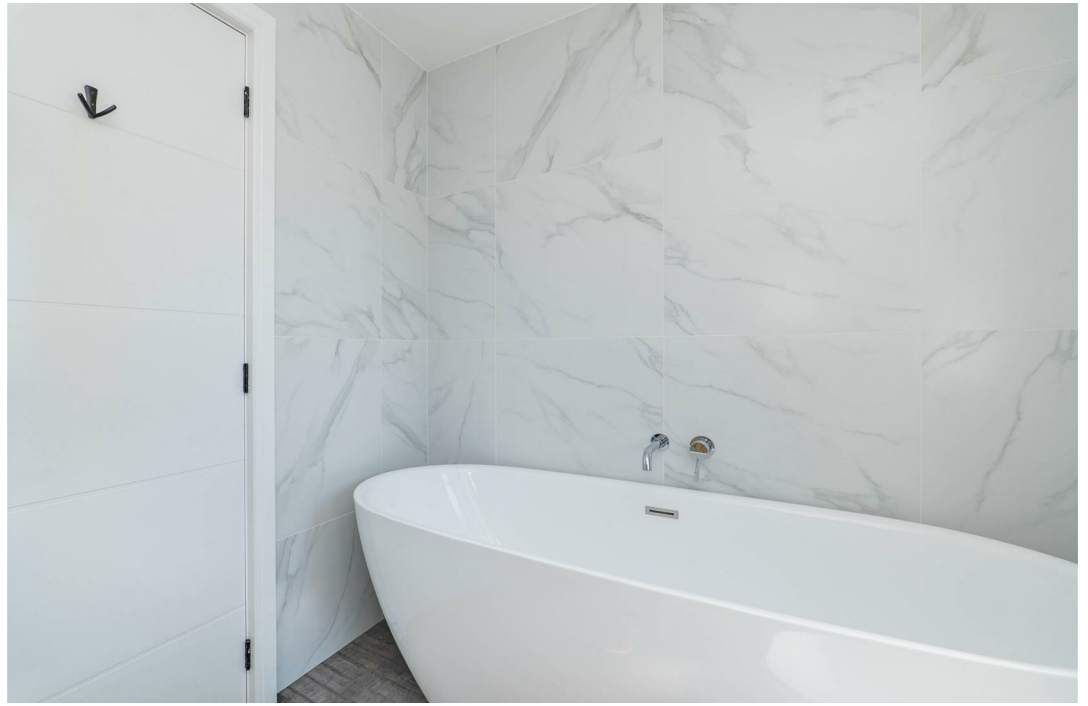
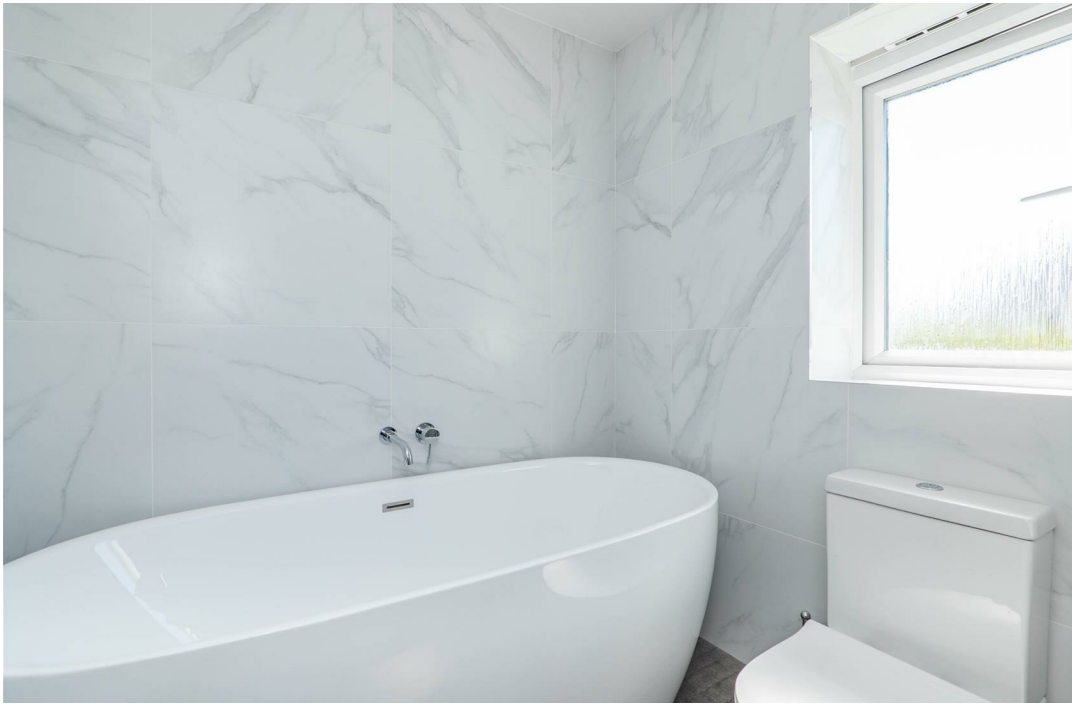




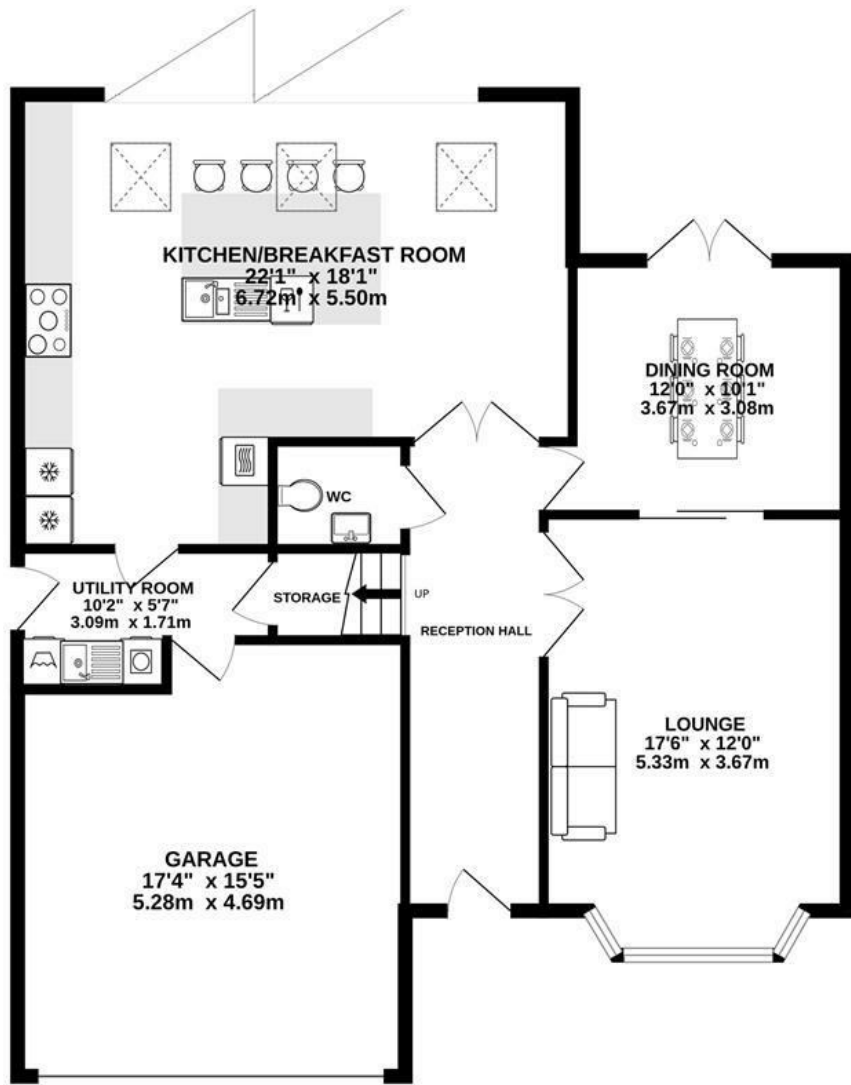




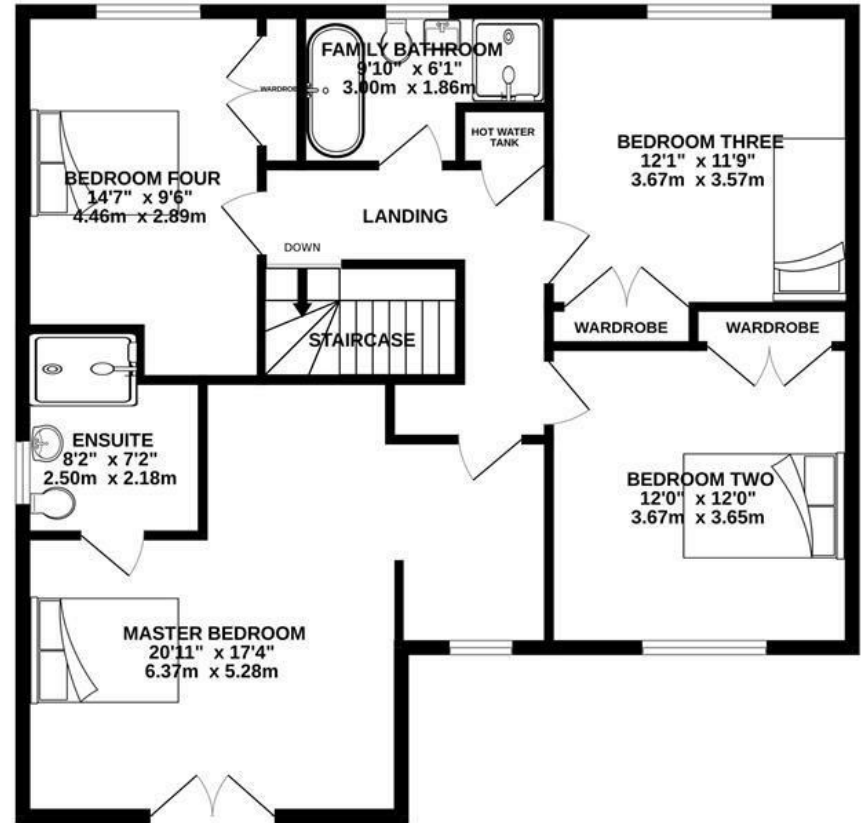




GROUND FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR  
931 sq.ft. (86.5 sq.m.) approx.

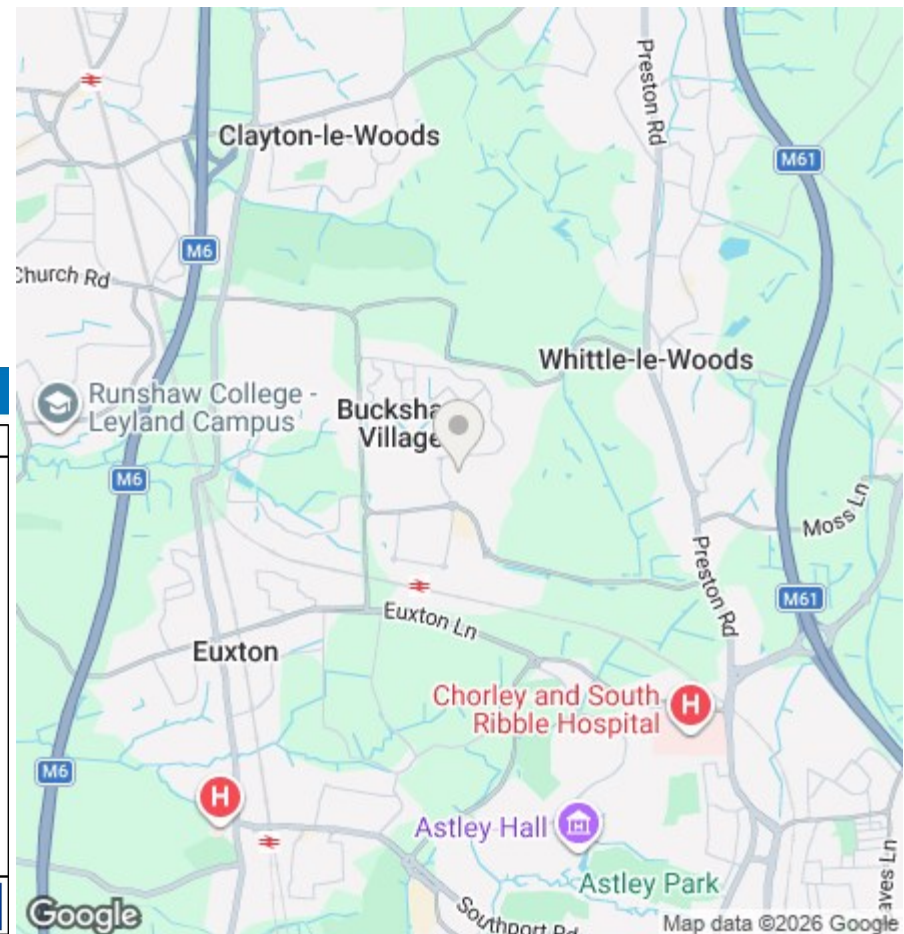


TOTAL FLOOR AREA : 2040 sq.ft. (189.5 sq.m.) approx.

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>                          |                         |           |
| (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>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 |           |