



Highland Drive, Buckshaw Village, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, located in the heart of Buckshaw Village. This property is ideal for families, offering a spacious and well-designed layout with excellent local amenities. Buckshaw Village is a sought-after area known for its fantastic transport links, including Buckshaw Parkway train station, which provides direct connections to Manchester and Preston. The M6 and M61 motorways are just a short drive away, making commuting effortless. Residents also benefit from an array of shops, restaurants, and schools, as well as leisure facilities such as parks and a local gym, ensuring everything you need is within easy reach.

As you step into the home, you are welcomed by the reception hall with a convenient WC just off. The spacious front lounge offers a warm and inviting atmosphere, seamlessly flowing into the dining room, which is perfect for family meals or entertaining guests. Sliding doors in the dining area provide easy access to the rear garden, filling the space with natural light. The kitchen is well-equipped with integrated appliances and offers additional access to the driveway, providing both practicality and convenience.

Moving upstairs, the home boasts three well-proportioned bedrooms. The master bedroom is a standout feature, benefiting from fitted wardrobes and a private three-piece en-suite. The additional two bedrooms offer ample space for family members or guests. Completing the first floor is a three-piece family bathroom, featuring integrated storage for added functionality.

Externally, the property enjoys a shared driveway with space for two cars, leading up to a single garage for extra storage or parking. The rear garden is a fantastic outdoor space, featuring a patio area ideal for outdoor dining and a well-maintained lawn that wraps around behind the garage, offering plenty of space for children to play or for gardening enthusiasts to enjoy. This charming home provides a perfect balance of indoor and outdoor living, making it an excellent choice for growing families.





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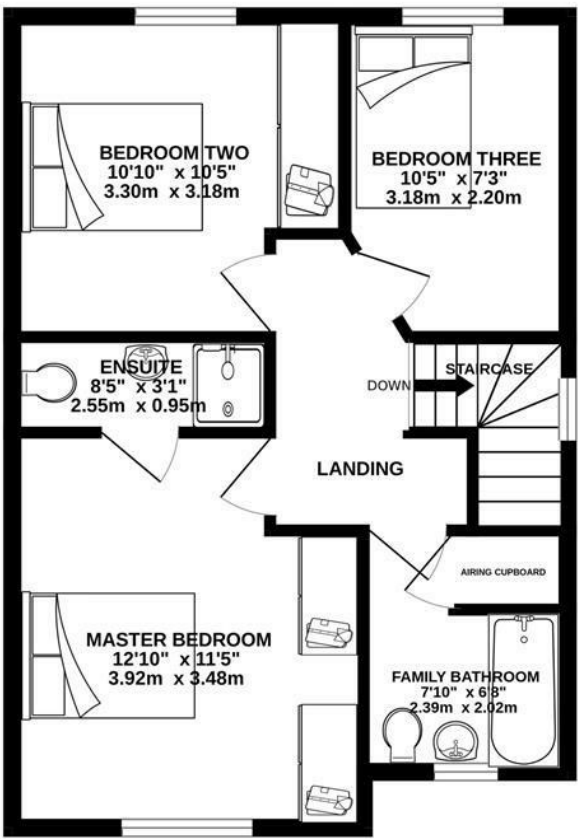
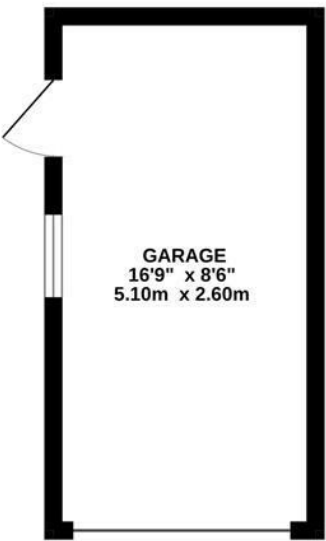
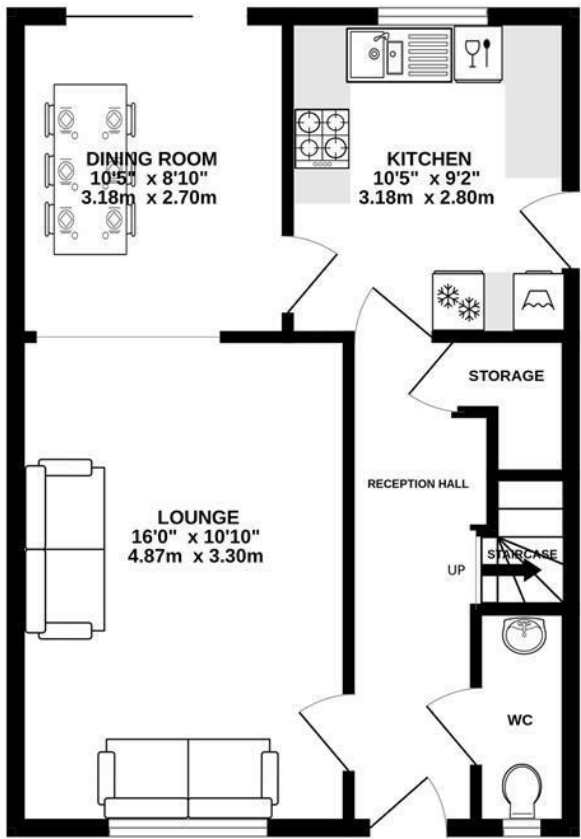




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GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.2 sq.m.) approx.




TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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	77	88
(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 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 