



Townsend Drive, Buckshaw Village, Chorley

Offers Over £219,995

Ben Rose Estate agents are pleased to present to market this inviting, three-bedroom detached property nestled in the heart of Buckshaw Village. Perfect for families, this delightful home offers a peaceful retreat while remaining conveniently close to local schools, shops, and amenities. Excellent travel links are at your doorstep with the nearby Buckshaw Parkway Station. Early viewing is highly recommended.

Upon entering you'll find yourself in the entrance hall, granting access to all ground floor rooms. A conveniently located WC and storage cupboard found just off the hall enhance the practicality of the layout. The kitchen, boasts integrated appliances, including a dishwasher and hob/oven with ample space for a breakfast bar for two. Moving to the rear, discover the spacious lounge/diner, offering flexibility for a dining table and sofa set. A large storage cupboard and media wall add to the functionality, while a set of double doors open up to the inviting garden.

Ascending to the first floor, you'll find three bedrooms, two of which are doubles. The master bedroom benefits from a three-piece ensuite/shower room, ensuring comfort and privacy. A storage cupboard and a three-piece family bathroom complete the upper level, providing practical amenities for the whole family.

Outside, the property boasts a driveway with space for two cars, ensuring convenience for residents and guests. The large south-facing garden, not directly overlooked and bordered by tall fencing, offers a private oasis. The garden, with its well-maintained lawn, presents opportunities for outdoor activities and potential future extensions if desired. Additionally, the property features a partially boarded loft with electricity and a pull-down ladder, adding valuable storage space. The home is equipped with an alarm system, and being offered with no chain, this property is ready for a new family to call it home.

In summary, this home combines practicality and comfort, providing an ideal setting for family living. Don't miss the chance to make this property your own—schedule a viewing today.













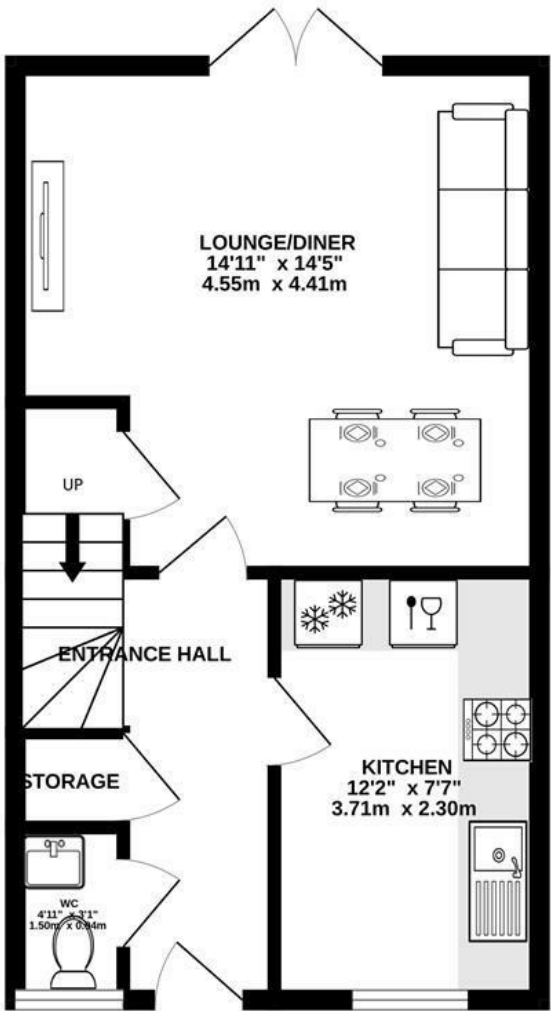




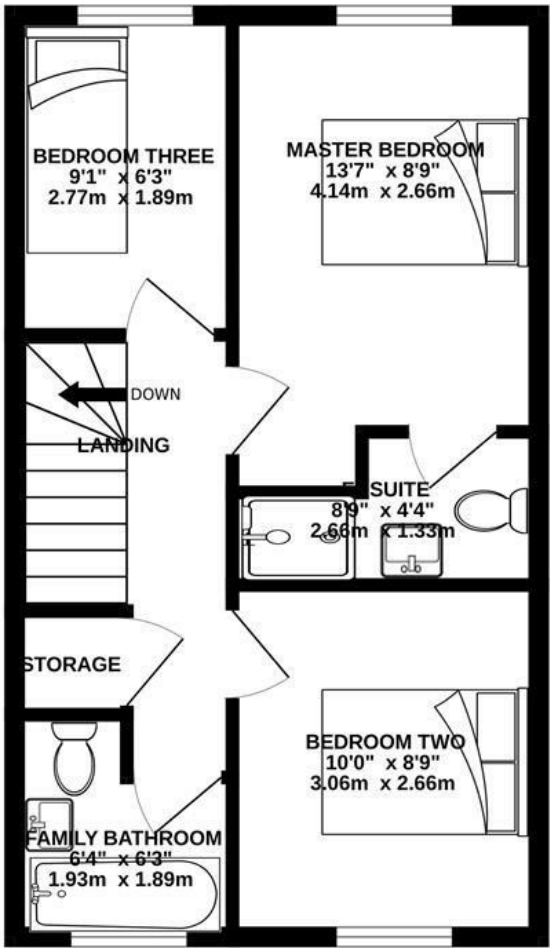




GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.4 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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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		92
(81-91) B		
(69-80) C	78	
(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

