



Highland Drive, Buckshaw Village, Chorley

Offers Over £349,995

Welcome to this charming four-bedroom detached property located in a highly desirable area of Buckshaw Village, presented by Ben Rose Estate Agents. Perfectly suited for families, this home boasts a convenient location within walking distance to excellent local schools, supermarkets, and amenities. Enjoy easy commuting with nearby Buckshaw Parkway offering direct access to Manchester and Preston City Centres, as well as quick connections to the M6 and M61 motorways.

Step into the spacious entrance hall, providing access to a storage cupboard, WC, staircase, and the main rooms on the ground floor. The inviting lounge is located to the front of the home, featuring a large front-facing window and a focal point fireplace, seamlessly connecting to the kitchen/dining room through double doors.

The heart of the home lies in the generously sized open-plan kitchen/dining area, ideal for family gatherings. The modern kitchen boasts ample wall and base units, a breakfast bar for two, integrated appliances such as a hob and double oven, fridge freezer and dishwasher, along with a good sized convenient under stair storage.

Adjacent to the kitchen is the utility room, offering space for laundry appliances, additional storage, and external access to the side of the property.

Completing the ground floor layout is the dining room with enough room for a large family dining table, and providing access to the versatile conservatory, which can serve as an extra sitting area, playroom, or dining space. Access to the garden can also be found here.

Ascending to the first floor, you'll find four double bedrooms, with the master and bedroom two featuring fitted wardrobes. The master bedroom also benefits from a three-piece ensuite with a shower, while the other bedrooms share a convenient three-piece family bathroom with a bath and over-bath shower.

Outside, a large south-facing garden and a single garage await at the rear of the property, offering both leisure and storage space. The garden combines lawn and paved areas for outdoor enjoyment. Additionally, there is off-road parking for two cars and an electric car charging port in the driveway at the front, along with an easily maintainable front garden bordered by a hedge and ensuring seclusion and privacy.















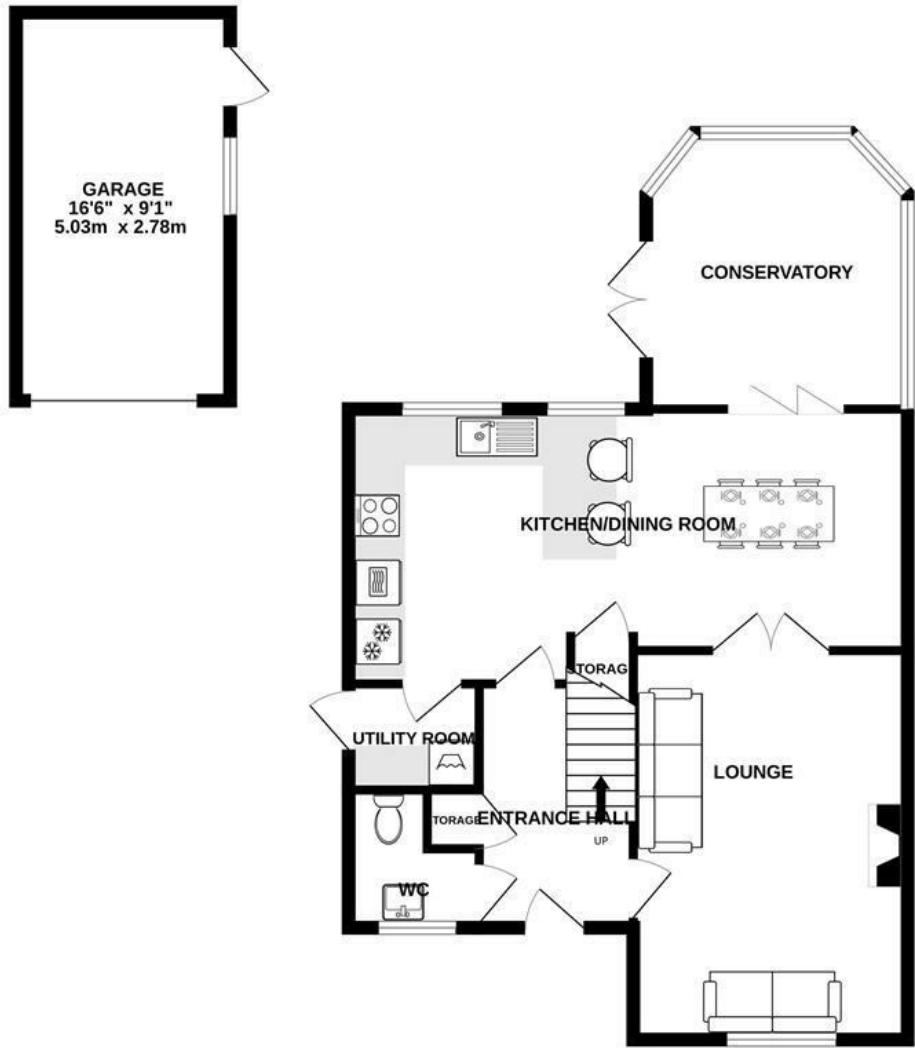




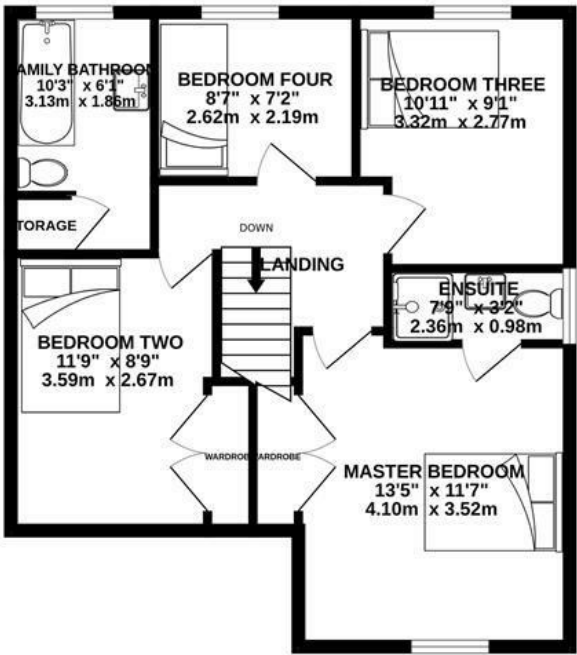


BEN ROSE

GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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	<div>73</div>	<div>84</div>
(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		

