



## **Durham Drive, Buckshaw Village, Chorley**

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom home spread across three floors, situated in an exclusive and highly sought-after development in Buckshaw Village. This property offers generous indoor and outdoor space, ideal for small families. The home is conveniently located near local supermarkets and schools and is just a short drive from the towns of Chorley and Leyland. Travel links are abundant, with Buckshaw Parkway providing direct access to both Manchester and Preston, and the nearby M6 and M61 motorways offer excellent connectivity.

Upon entering the home, you are greeted by a welcoming reception hall featuring the staircase which leads to the first floor. To the left of the reception hall you will also find the convenient downstairs WC. To the front of the house you will find the kitchen. The room has ample worktop space as well as room for freestanding appliances. Further down the hall to the rear is the dining room that also provides access to the rear garden creating a seamless transition from inside to outside.

Moving to the first floor you will locate the light and airy front lounge with two front facing windows making sure the room is flooded with natural light. On the other side of the landing is a cosier single bedroom that can be utilised as a home office or snug and adjacent is the four piece family bathroom.

Moving to the second floor you will find a large double bedroom as well as the master bedroom that hosts its own ensuite allowing for practicality and privacy.

The exterior of the home features a charming low maintenance garden that captures sunlight in the later parts of the day. The property also features a separate garage accessible from the garden. The home owners have two designated parking spaces, one to the rear of the property and one to the side.

Overall this beautiful home in Buckshaw Village seamlessly combines modern living with convenience, boasting ample space and versatility, ideal for a growing family and even first time buyers seeking to settle in a highly sought-after area.





































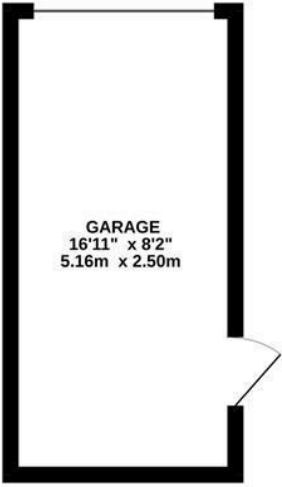
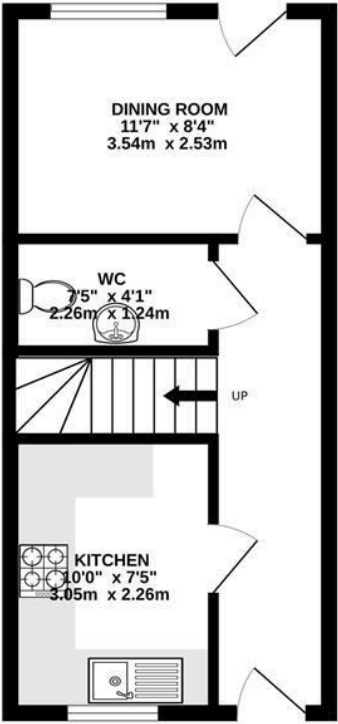




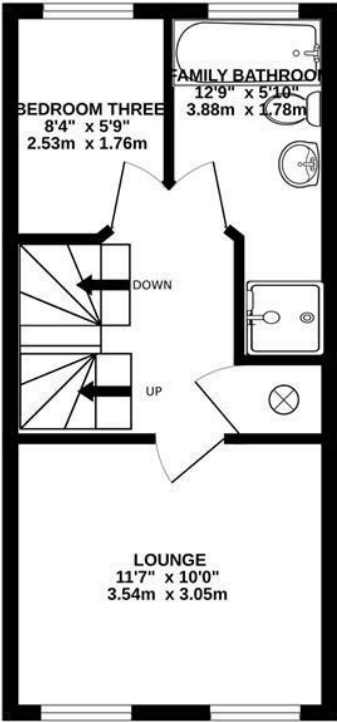


# BEN ROSE

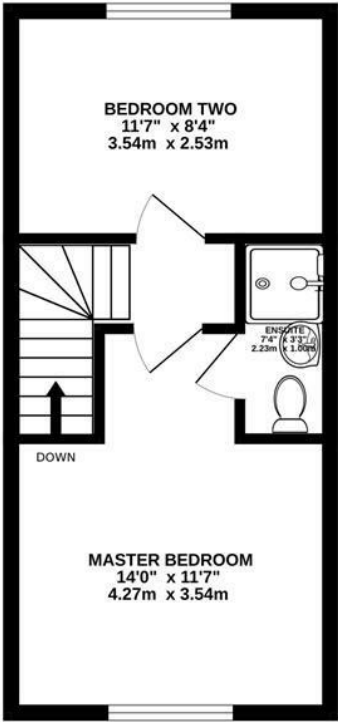
GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.6 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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	74	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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		