



## **Halifax Drive, Buckshaw Village, Chorley**

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this beautiful, three bedroom, semi-detached property on a much sought after residential area of Buckshaw Village. The property is ideally placed only a short drive to both the towns of Chorley and Leyland and is surrounded by superb local schools, shops and amenities. There is also fantastic travel links via the nearby Buckshaw Parkway train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance porch that can also be utilised as a cloakroom. This then opens up to the spacious lounge with ample room for a large sofa set and furnishings and access to the main hallway. Moving through into the hall you'll find the stairs and conveniently located WC with access into the modern fitted kitchen/diner. The kitchen comes with complimentary worktops and integrated appliances such as a hob/oven, fridge freezer, and dishwasher. Adjacent to the kitchen is enough space for a large family dining table and rear access via a set of patio doors.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from a three piece ensuite with stand in shower. Bedroom three benefits from fitted wardrobes with an additional storage cupboard located off the landing. Completing this floor is the good sized three piece family bathroom room with over the bath shower.

Externally, to the front of the property is a tarmac driveway with room for two vehicles off road, leading up to the integrated garage. To the rear is a tiered garden with an a laid lawn and patio for outdoor seating. The garden also benefits from not being overlooked by neighbouring properties and offers access down the side of the home.





















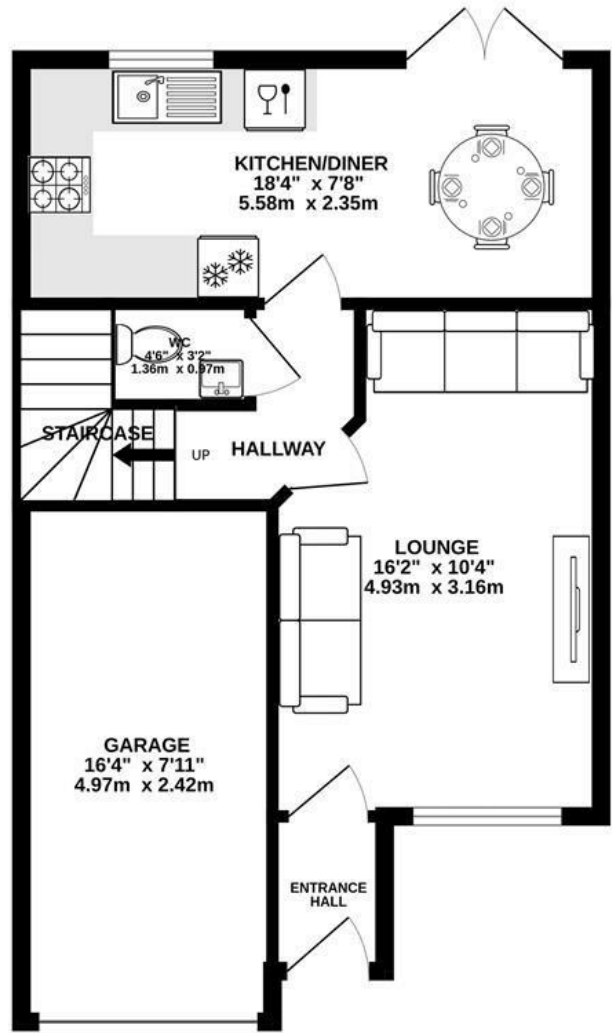




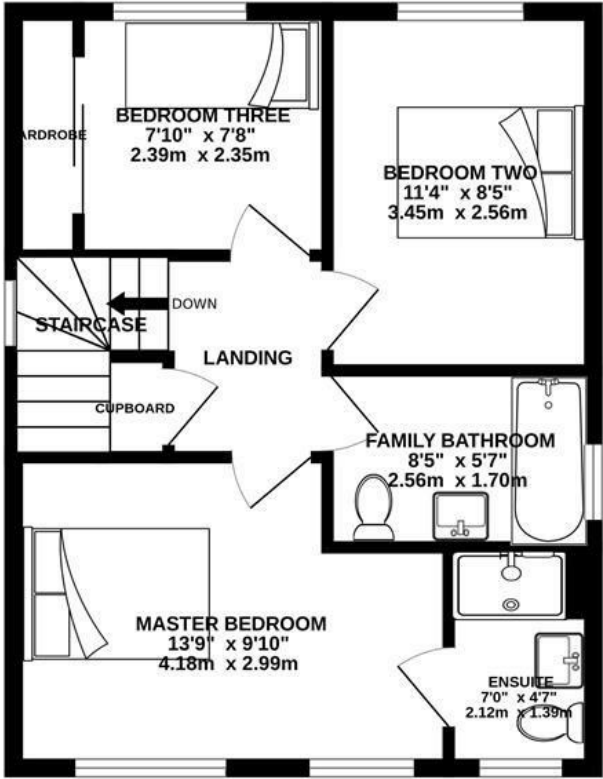


# BEN ROSE

GROUND FLOOR  
505 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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	96	97
(92 plus) A		
(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 CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	