



## Townsend Drive, Buckshaw Village, Chorley

Offers Over £199,995

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom detached property, located in the highly sought-after residential area of Buckshaw Village. This beautiful home is ideal for families, being conveniently situated just a short drive from both Chorley and Leyland, and within close proximity to excellent local schools, supermarkets, and amenities. The property also benefits from outstanding transport links, with Buckshaw Parkway train station nearby and easy access to the M6 and M61 motorways, making it perfect for commuters.

Early viewing is highly recommended to avoid disappointment.

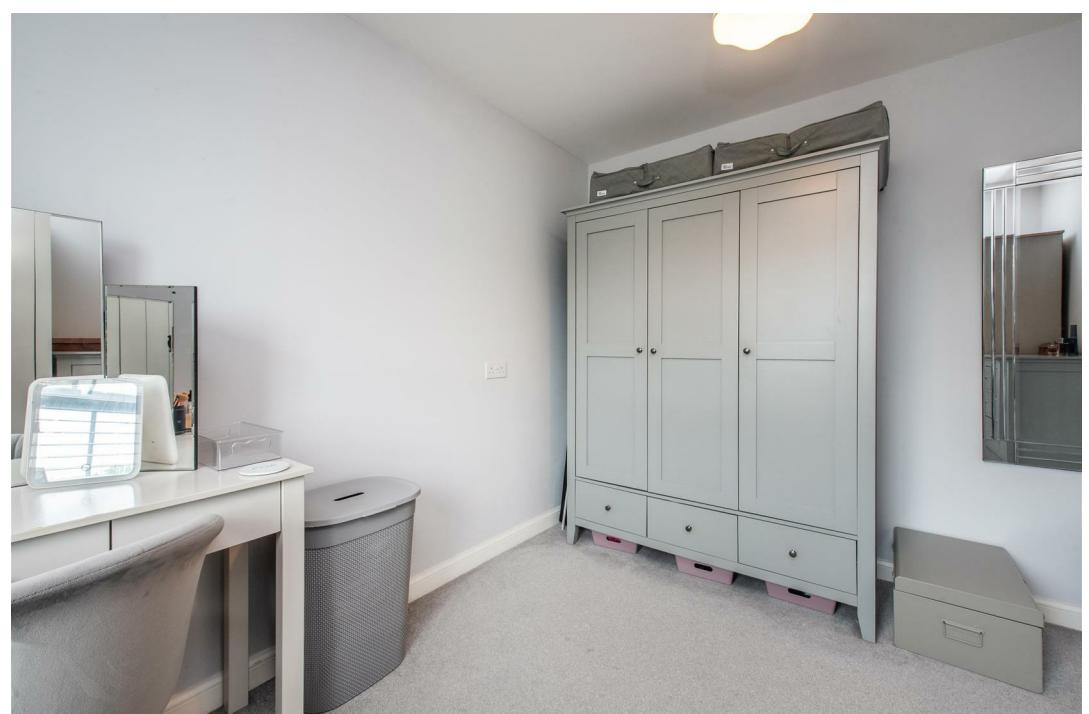
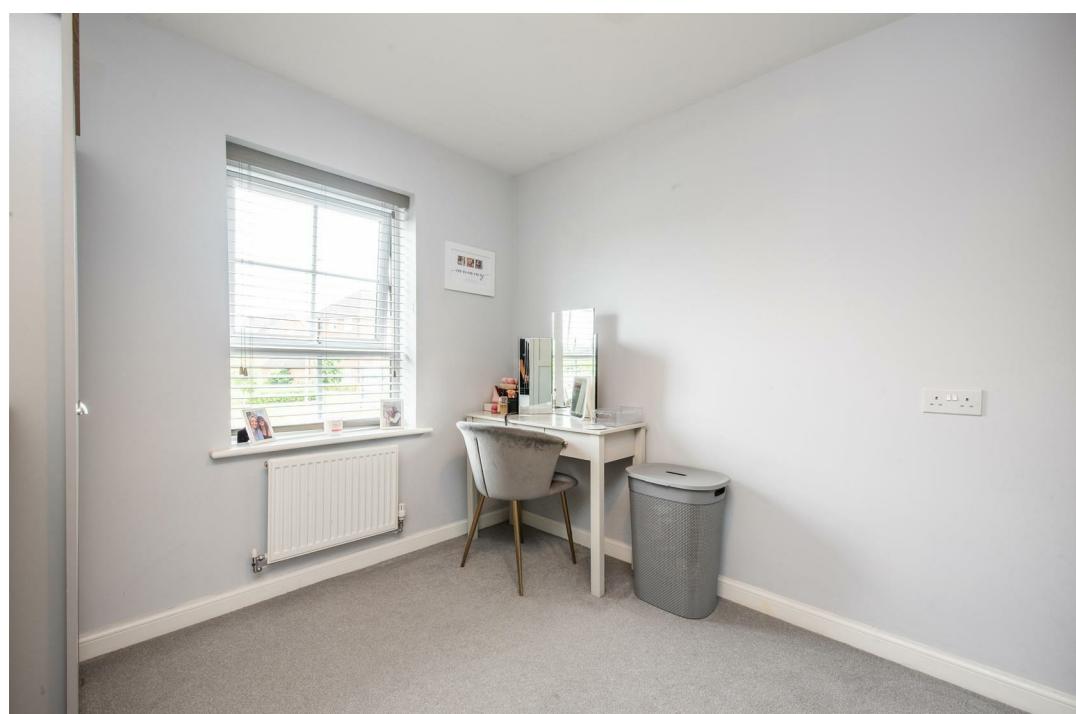
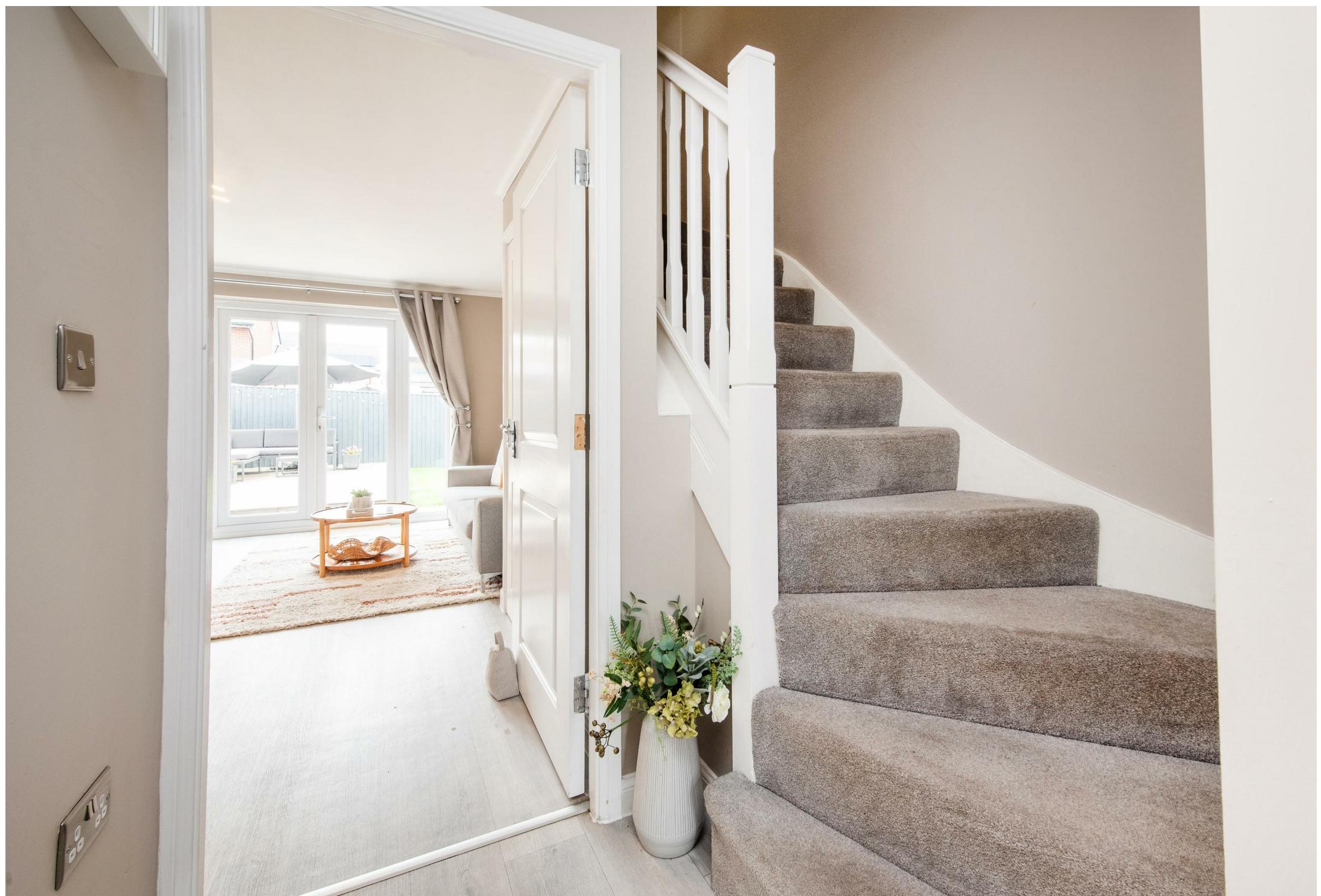
As you step into the property, you are welcomed by the entrance hallway, which features a convenient WC, cloakroom storage, and stairs leading to the upper level. To the left, you'll find a contemporary fitted kitchen, complete with an integrated oven and hob, along with ample space for additional freestanding appliances. Continuing through, you'll enter the spacious lounge/diner - a bright and airy room featuring double patio doors that open out to the rear garden. This area also provides easy access to the understairs storage.

Upstairs, you'll discover three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A stylish three-piece family bathroom completes the upper level.

Externally, the property offers a private driveway at the front, providing off-road parking for two vehicles. At the rear, there is a generously sized garden comprising a well-maintained lawn and a flagged patio - perfect for relaxing or entertaining.







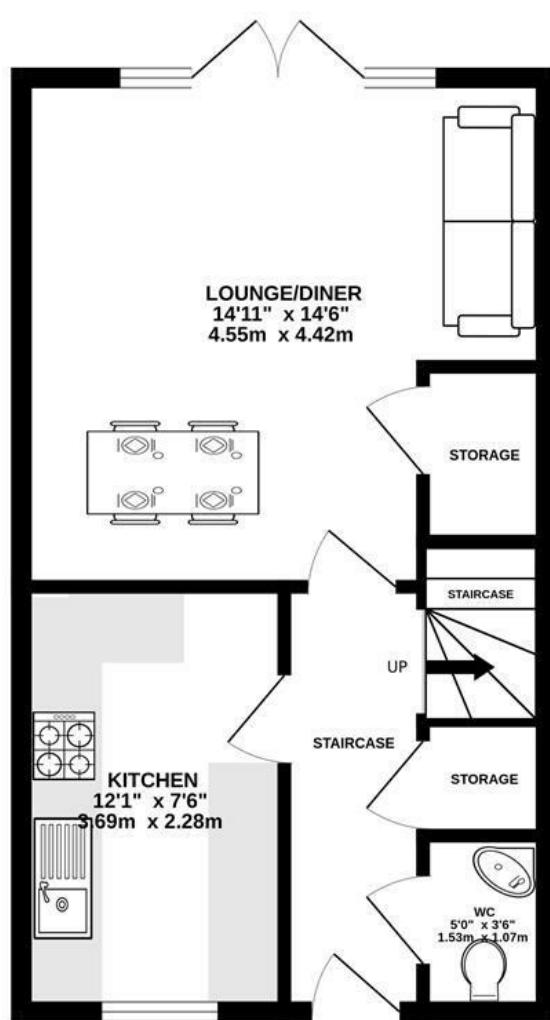




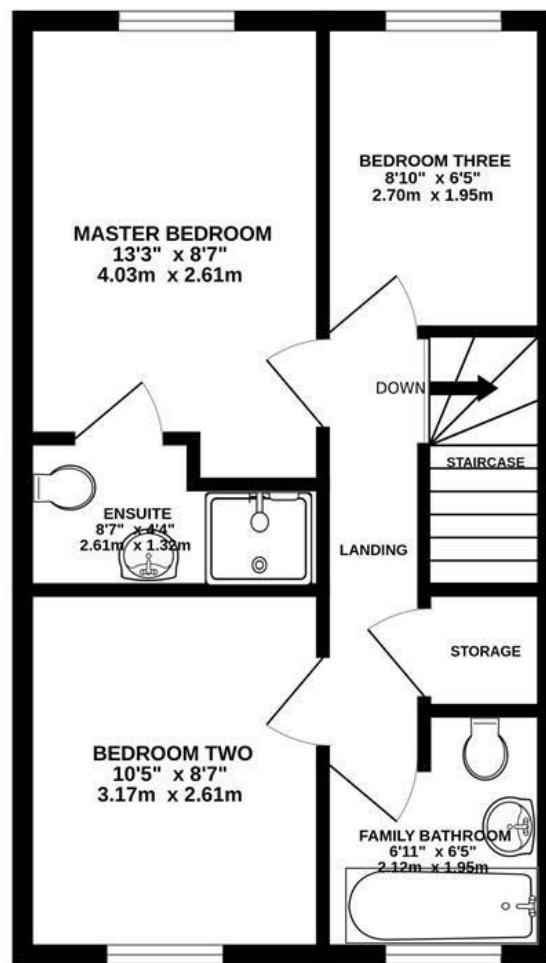


# BEN ROSE

GROUND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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	
(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	

