



## Durham Drive, Buckshaw Village, Chorley

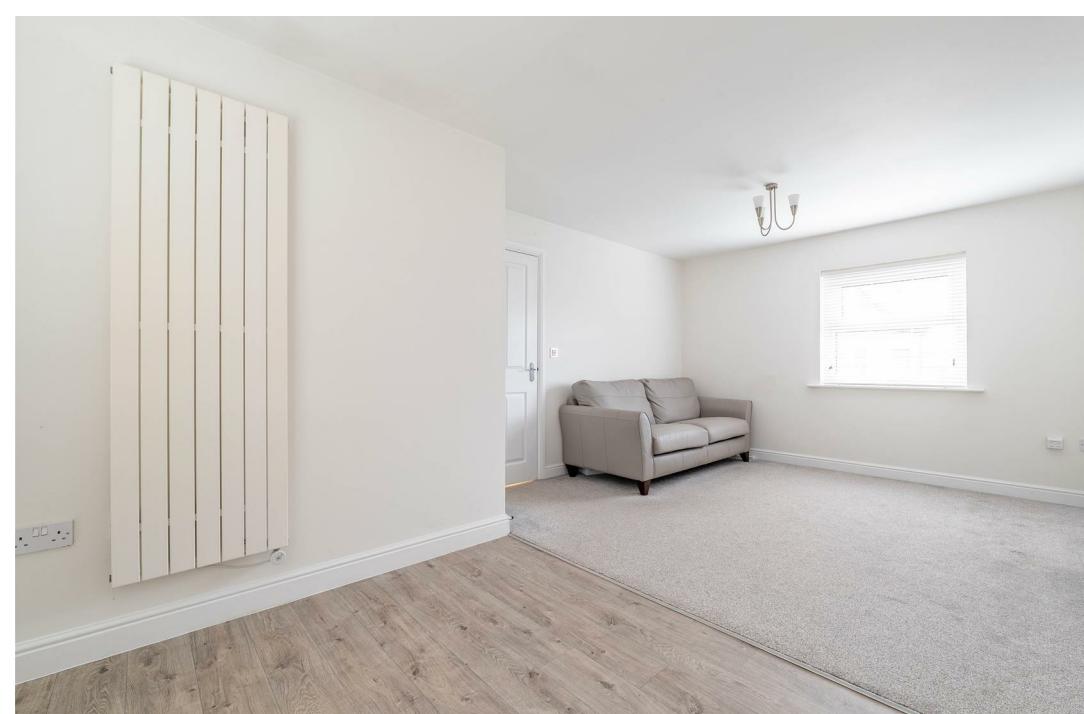
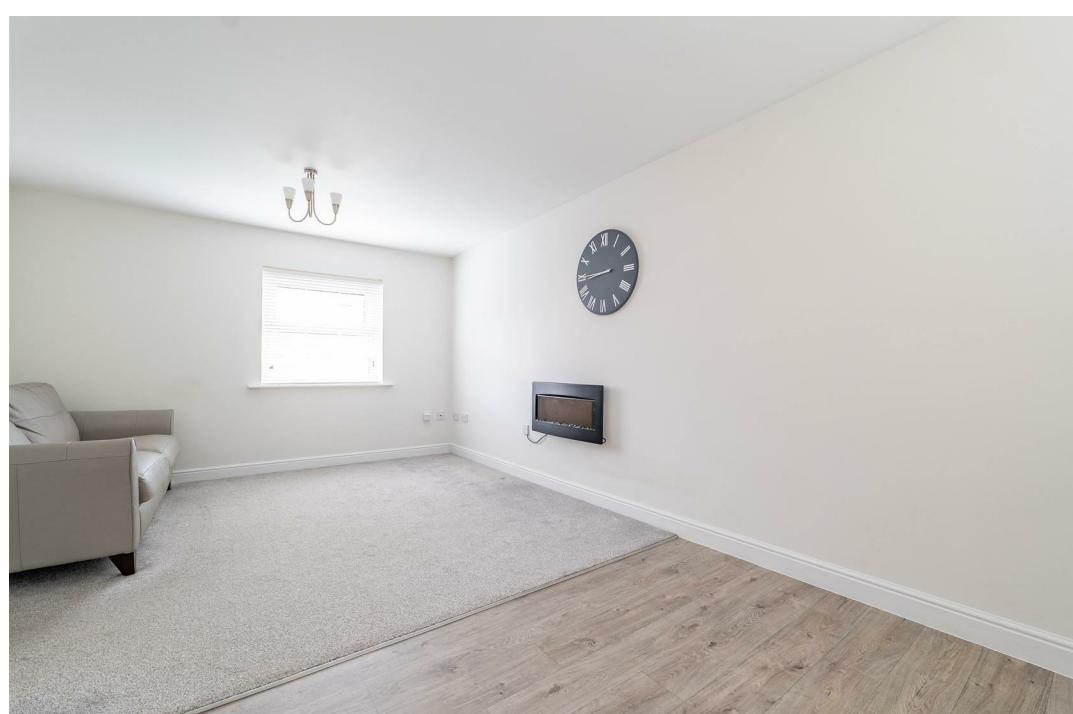
Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this spacious two bedroom, semi-detached property located in a sought after area of Chorley with NO CHAIN. This would make an ideal family home or for those looking to get their foot on the property ladder. The property is ideally placed only a short drive into Chorley and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property is accessed on the first floor and briefly comprises of a welcoming entrance hall leading into the spacious lounge which is carpeted and vinyl flooring with large front and rear-facing windows letting ample light into the area. You'll also find the modern kitchen with integrated oven/hob, integral dishwasher, complimentary worktops and room for other freestanding appliances. The hallway also gives access to two good sized bedrooms both benefitting from integrated storage space and the all white three piece family bathroom with overhead shower.

Externally, the property benefits from driveway parking and garage with storage space.

The room dimensions of all our properties can be found on the floor plan.

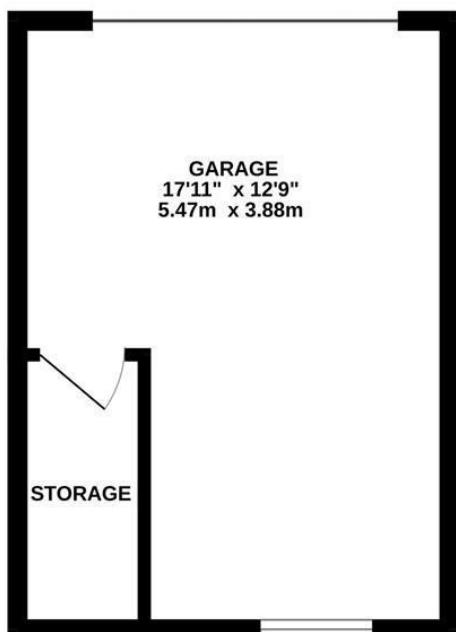




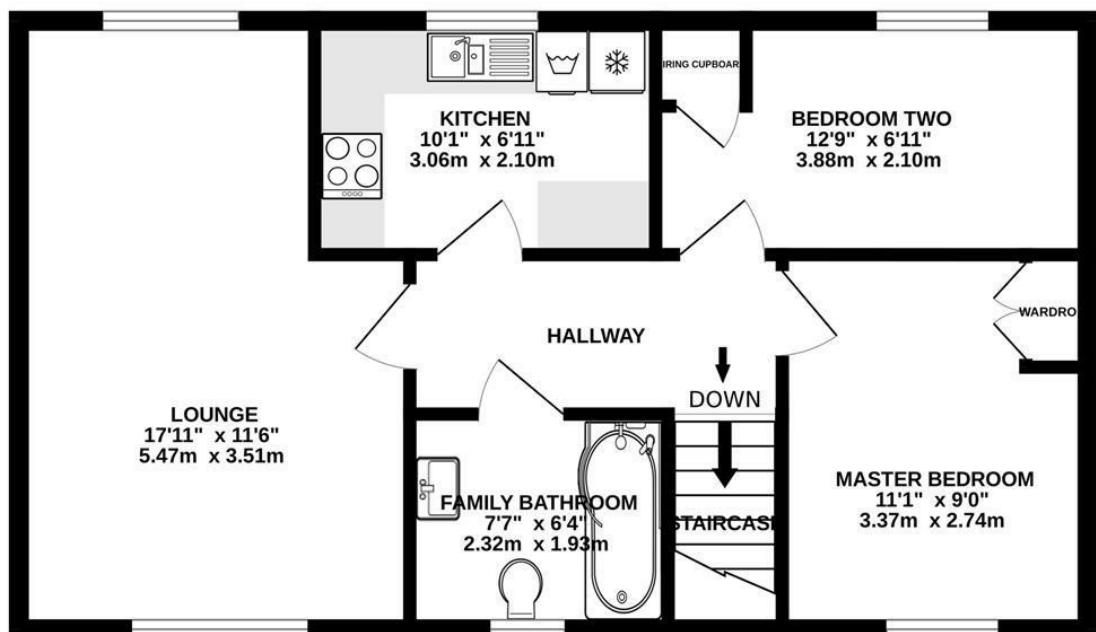


# BEN ROSE

GROUND FLOOR  
229 sq.ft. (21.2 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.7 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	

