



Bamburgh Drive, Buckshaw Village, Chorley

£1,050 PCM

*** Let Prior To Marketing***

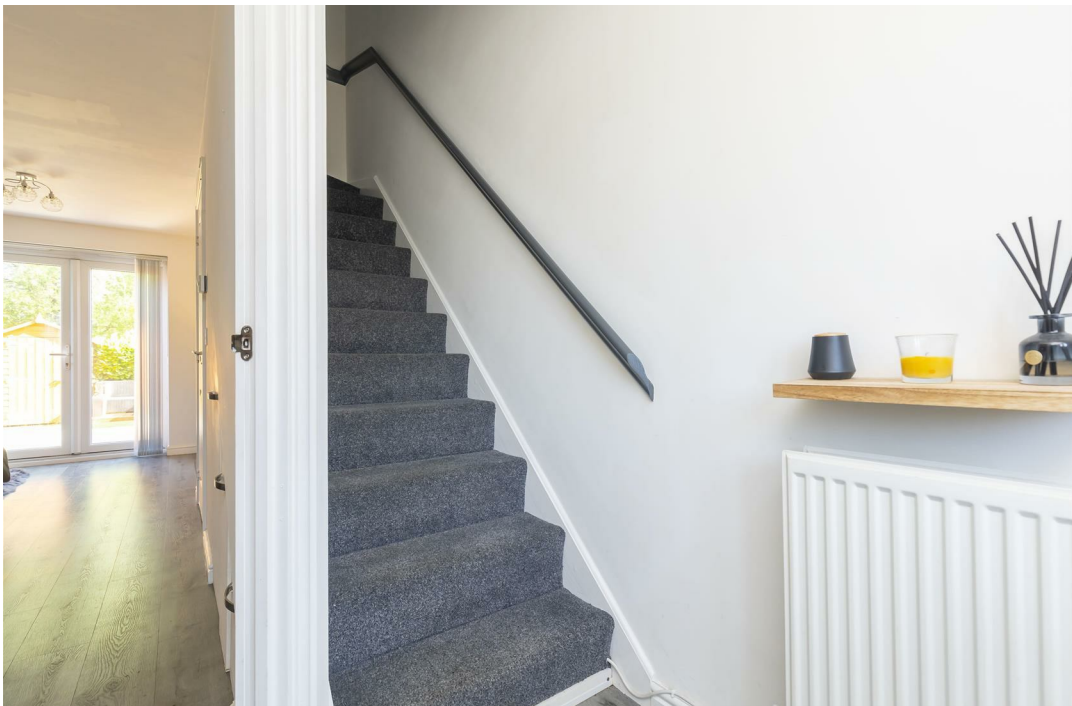
Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom townhouse, situated in the highly sought-after Buckshaw Village. Offering spacious and versatile accommodation set across three floors, this superb home is perfectly suited to families and professional couples seeking modern living in a convenient location. The property is well maintained throughout and benefits from a secluded rear garden, making it an ideal home for those looking for both comfort and practicality. Buckshaw Village offers an excellent range of local amenities including supermarkets, cafés, restaurants, schools, parks and leisure facilities, whilst Buckshaw Parkway railway station is within easy reach, providing direct links to Manchester, Preston and beyond. The nearby M6, M61 and M65 motorway networks also make commuting to surrounding towns and cities such as Chorley, Leyland and Preston straightforward.

Stepping inside, you are welcomed by a bright and airy entrance hall with the staircase positioned ahead, providing access to the main living accommodation. To the left is the impressive open-plan lounge, kitchen and dining area, creating a fantastic space for both everyday living and entertaining. The modern fitted kitchen benefits from a range of integrated appliances, ample worktop space and overlooks the front aspect, whilst the lounge and dining area offers plenty of room for both seating and dining furniture. Laminate plank flooring runs throughout, and glazed double doors open directly onto the rear garden, allowing plenty of natural light to flood the room. A useful under-stairs storage cupboard and convenient ground floor WC complete the accommodation on this level.

The first floor comprises two well-proportioned bedrooms alongside the contemporary three-piece family bathroom, complete with an overhead shower. Bedroom two overlooks the rear garden, whilst bedroom three features an attractive L-shaped layout with dual windows to the front, making it equally suitable as a bedroom, nursery or home office. Occupying the entire second floor is the spacious principal bedroom, offering an excellent private retreat with laminate plank flooring, stylish wood panelling to one wall and three skylights that create a bright and welcoming atmosphere. The second-floor landing also benefits from an integrated storage cupboard, providing additional practical storage.

Externally, the property offers a brick-paved driveway providing off-road parking for one vehicle, with a flagged pathway leading to the front entrance and attractive gravelled borders with mature shrubs. To the rear is a generously sized, secluded, north-facing garden enjoying an open aspect, complete with a low-maintenance AstroTurf lawn, decked seating area and a flagged patio spanning the rear of the property. A generously sized shed provides excellent external storage, whilst gated side access adds further convenience. Combining generous living space, modern presentation and an excellent location, this is a fantastic opportunity to rent a well-appointed home in one of the area's most desirable residential developments.







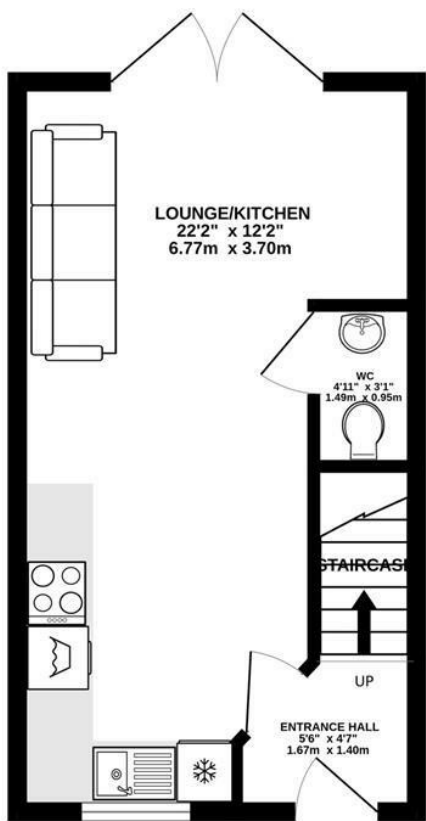




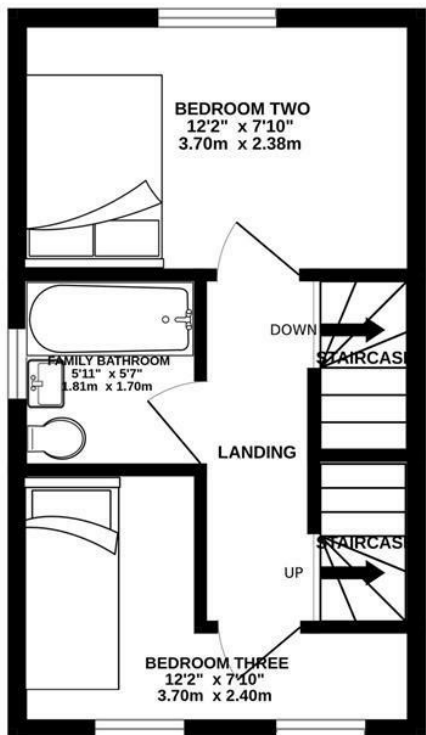


BEN ROSE

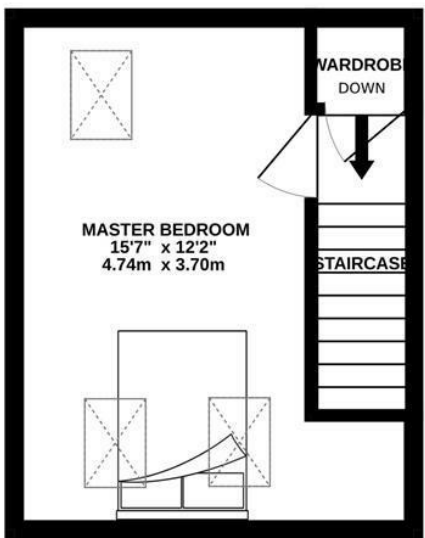
GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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		
	77	83
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	

