



**Lancashire Drive, Buckshaw Village, Chorley**

**Offers Over £349,995**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented and spacious, four-bedroom detached home in the sought-after area of Buckshaw Village. This property is an ideal family home, providing ample indoor and outdoor space for comfortable, modern living. Buckshaw Village boasts excellent travel links, with easy access to major roads and nearby train stations, making commuting a breeze. The surrounding area offers a range of amenities, including shops, schools, parks, and recreational facilities, ensuring that everything you need is within easy reach.

Stepping into the property, you are welcomed into the main reception hall, where the stairs to the upper level are located, along with a convenient WC and storage. On the left, you will find the spacious lounge with a large window overlooking the front aspect as well as a stunning feature fireplace as a focal point. Moving through, you enter the stunning, open plan kitchen and dining room, which offers ample worktop space and integrated appliances throughout, including a fridge/freezer, oven, microwave, induction hob, and dishwasher. The understairs storage is accessible here, along with access to the utility room, which provides additional space for freestanding appliances and features a door leading out to the garden and integral access to the attached garage. Just off the kitchen, you'll find the dining room, which offers ample space for a large family dining table and even has a breakfast bar for casual dining. A sliding door then takes you out into the garden which provides ease of use for social occasions during the warmer months.

Moving upstairs, you will find four well-proportioned and versatile bedrooms. The master bedroom and bedroom two benefit from integrated wardrobes, with the master also boasting an ensuite shower room. The three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the front of the property features a private driveway with off-road parking for up to two cars. This also leads up to the integrated garage. The rear garden is generously sized, consisting of two paved patio areas that take full advantage of the sun throughout the day. Located just off is an artificial lawn, perfect for playing, relaxing, or entertaining.





































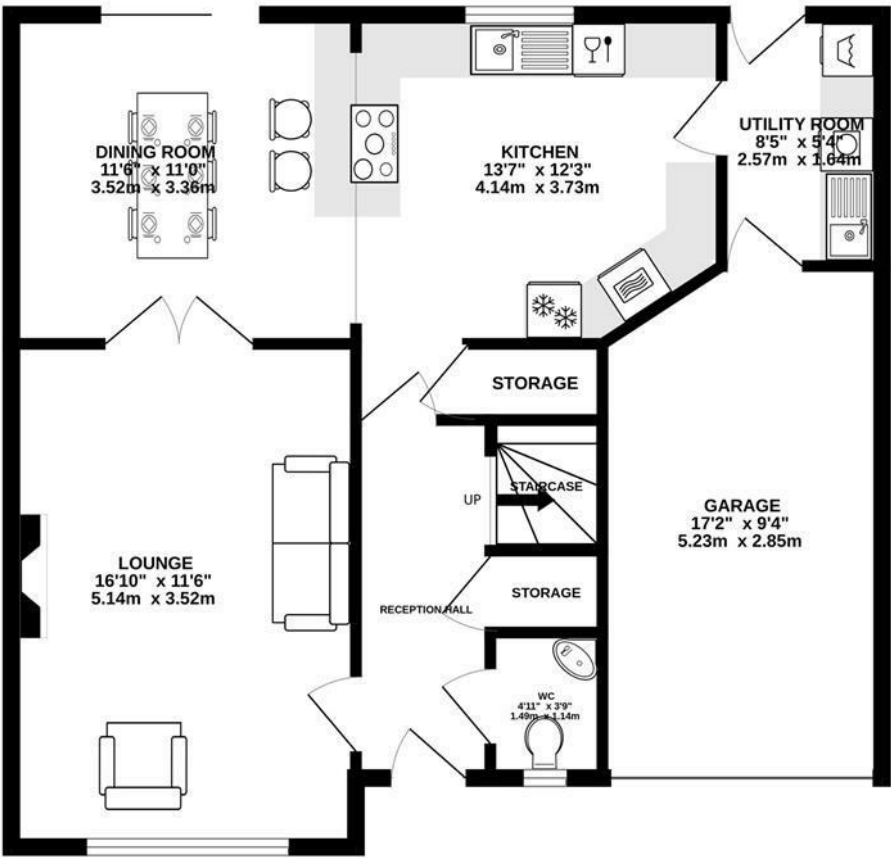




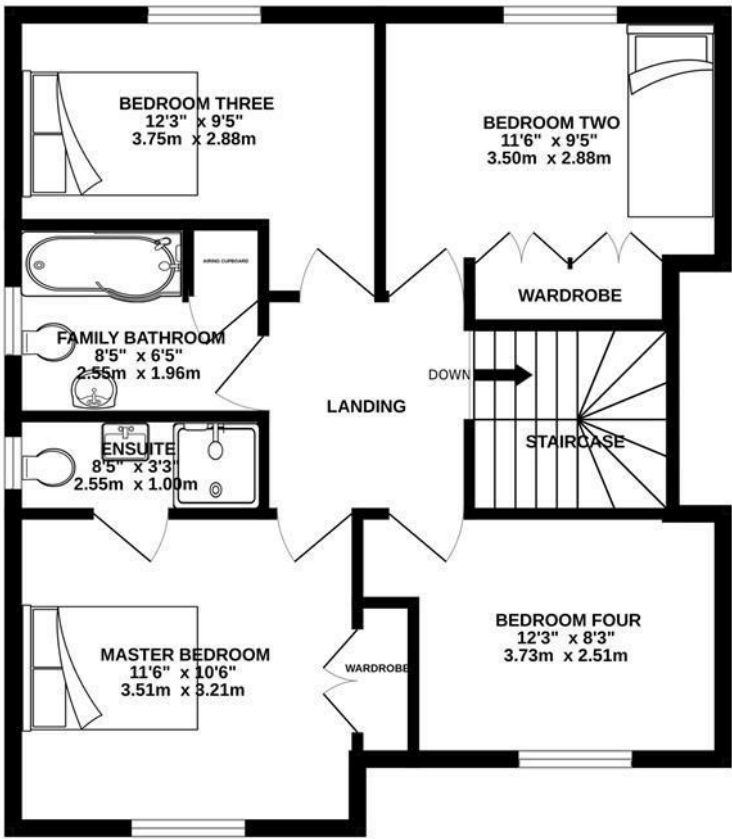


# BEN ROSE

GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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	83
(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

