



**Lincoln Drive, Buckshaw Village, Chorley**

**Offers Over £224,995**

\*\*\*\*\*CHAIN FREE\*\*\*\*\*

Ben Rose Estate Agents are pleased to present to market this attractive three-bedroom end-terrace town house, ideally suited to first time buyers seeking a spacious and modern home arranged over three floors. The property offers well-proportioned living accommodation throughout, finished with a contemporary style that is ready for a new owner to move straight into and enjoy. Situated within the highly desirable area of Buckshaw Village, the home benefits from a thriving community atmosphere and an excellent range of local amenities including supermarkets, cafés, restaurants, convenience stores, schools and leisure facilities all within easy reach. For commuters, the property is ideally positioned close to Buckshaw Parkway railway station, providing direct rail links to surrounding towns and cities. The nearby M6 motorway and M61 motorway also offer convenient road connections to destinations such as Preston, Chorley and Manchester, making this an excellent location for those needing to travel regularly.

Entering the home, you are first welcomed into a vestibule that leads through into the comfortable lounge, providing a pleasant space to relax and unwind. From here, a hallway leads towards the staircase to the first floor and also gives access to a convenient ground floor WC. To the rear of the property you will find the modern and well-equipped kitchen, offering ample storage and worktop space along with a useful breakfast bar that creates an ideal spot for casual dining or morning coffee.

Moving up to the first floor, the landing provides access to two good-sized bedrooms, both offering comfortable accommodation and flexibility for use as guest rooms, a nursery or even a home office if required. Also located on this floor is the modern family bathroom, fitted with a contemporary suite. From the landing, a further staircase leads up to the second floor.

The second floor is dedicated to the impressive master bedroom, a well-proportioned space that benefits from its own private shower en-suite, creating a comfortable and private retreat away from the rest of the home.

Externally, the property benefits from a pleasant rear garden that is fully fenced, offering privacy and security. The garden features a well-sized lawn along with a raised decking area, which is ideal for outdoor furniture and provides a perfect setting for relaxing or entertaining during the warmer months. Whilst the front of this home has a driveway for multiple cars and a small lawn to enhance the curb appeal. With its generous living space across three floors, modern features and highly convenient location within Buckshaw Village, this property presents an excellent opportunity for families looking for a stylish and well-connected home.







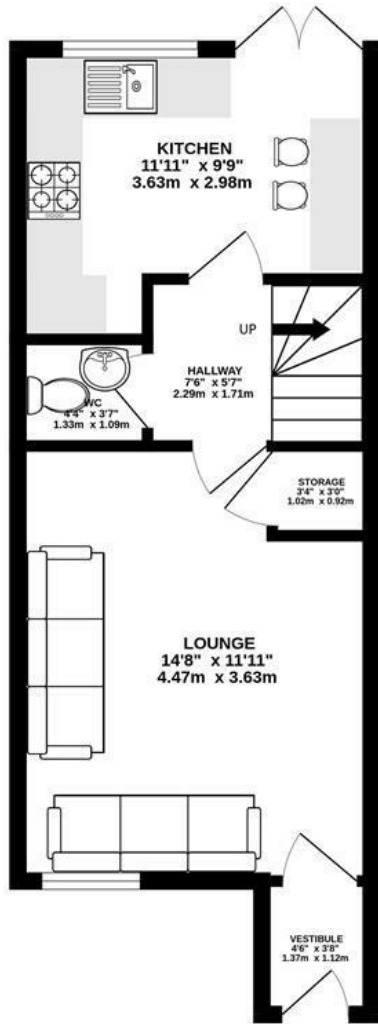




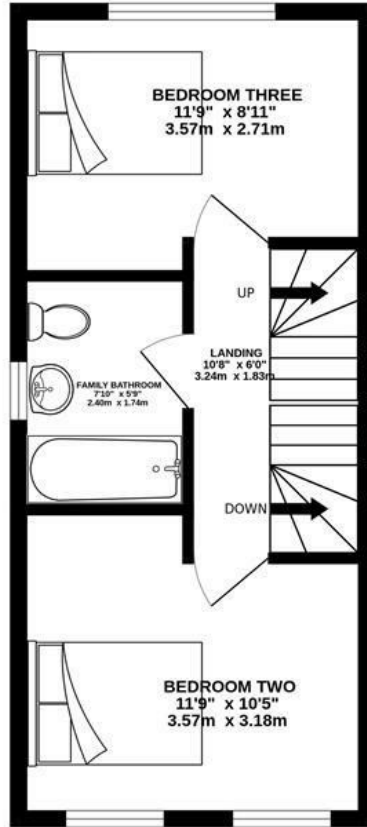


# BEN ROSE

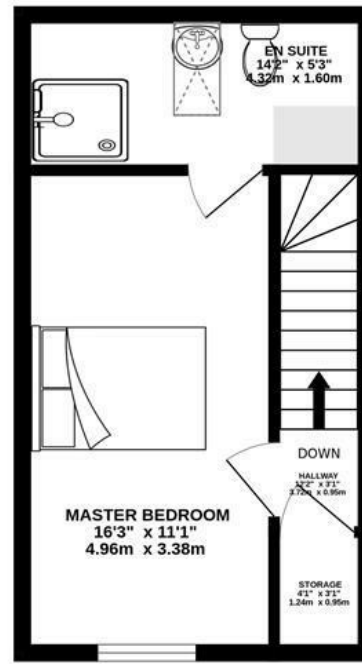
GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR  
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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