



Halifax Drive, Buckshaw Village, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this stylish and modern three-bedroom semi-detached home, situated in the ever-popular Buckshaw Village in Chorley, Lancashire. This modern family home offers spacious, well-appointed living across two floors and is ideal for small families and couples alike. Buckshaw Village is a thriving residential development that benefits from a host of local amenities, including excellent schools, shops, eateries, and green spaces. The property is ideally located for commuters with Buckshaw Parkway train station just a short walk away, offering direct links to Manchester and Preston. There is also easy access to the M6 and M61 motorways, as well as regular bus routes servicing the surrounding areas.

Entering the home you step into a practical porch, ideal for storing shoes and coats. Moving into the house you are greeted by the spacious and modern lounge that sets the tone for the rest of the house. The large modern fireplace and panelled walls create a stylish and minimalist, yet cosy environment. The room is kept well lit by the front facing window. Continuing through is a hallway that houses a practical WC as well as the stairs. The Heart of the home in the form of the kitchen diner can be found to the rear of the house and boasts ample worktop space, as well as integrated appliances with modern fittings. Double patio doors flood the dining area with natural light and provide seamless access to the garden, making an ideal space for entertaining guests.

Moving to the first floor, you will find three well appointed bedrooms with the master boasting its own contemporary three piece ensuite. Bedroom three hosts stylish fitted wardrobes providing ample storage options. Completing the floor is the impressive family bathroom with an eye-catching freestanding bath.

Externally the home offers a low maintenance garden with artificial grass as well as a paved area and raised flower bed with shrubs and plants. To the front there is a well sized two car driveway with an EV charging point, as well as a single car garage for added versatility.

Overall this modern family home would make an ideal choice for a couple or small family looking to settle in a desirable and quiet area.



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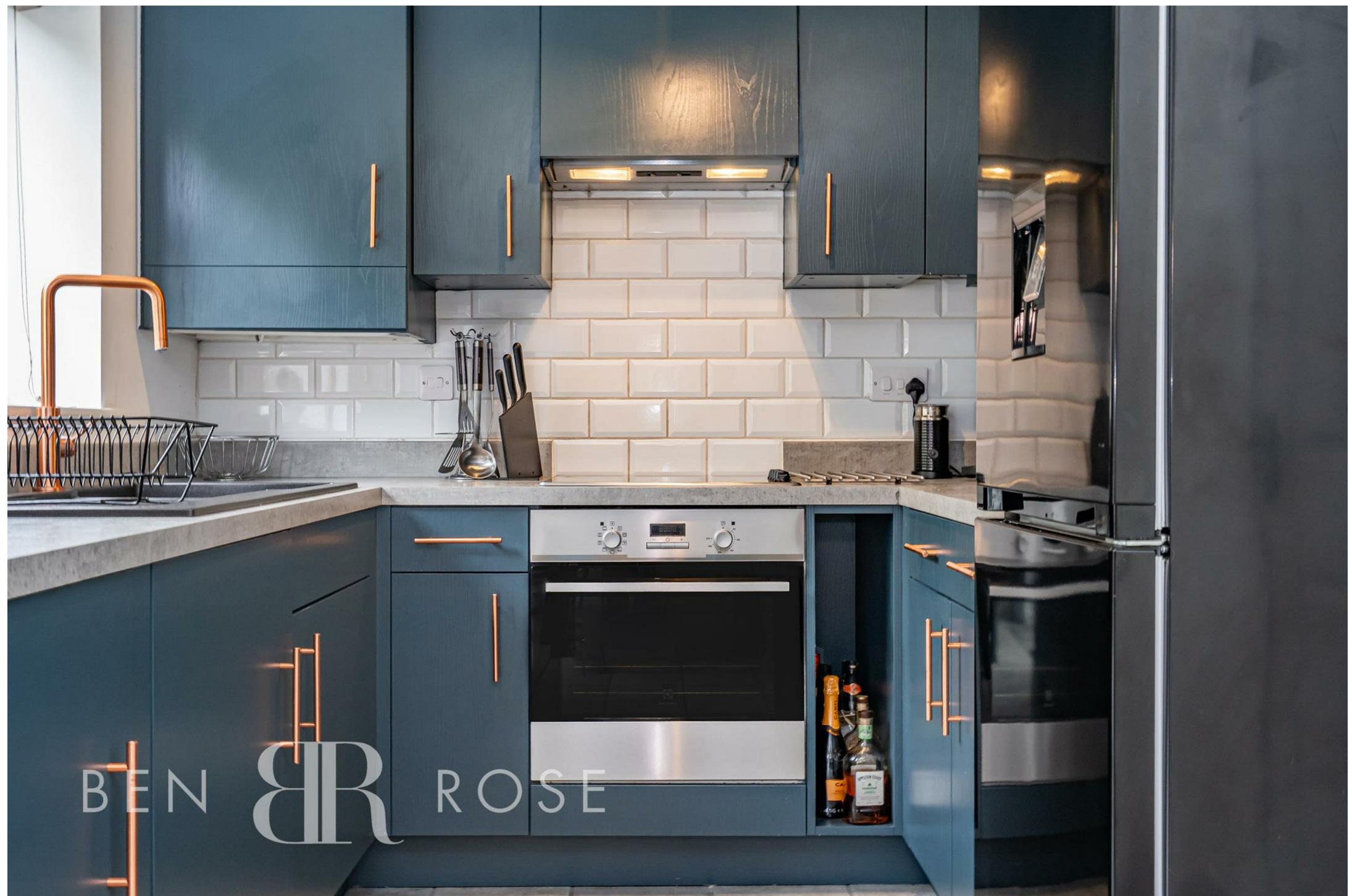
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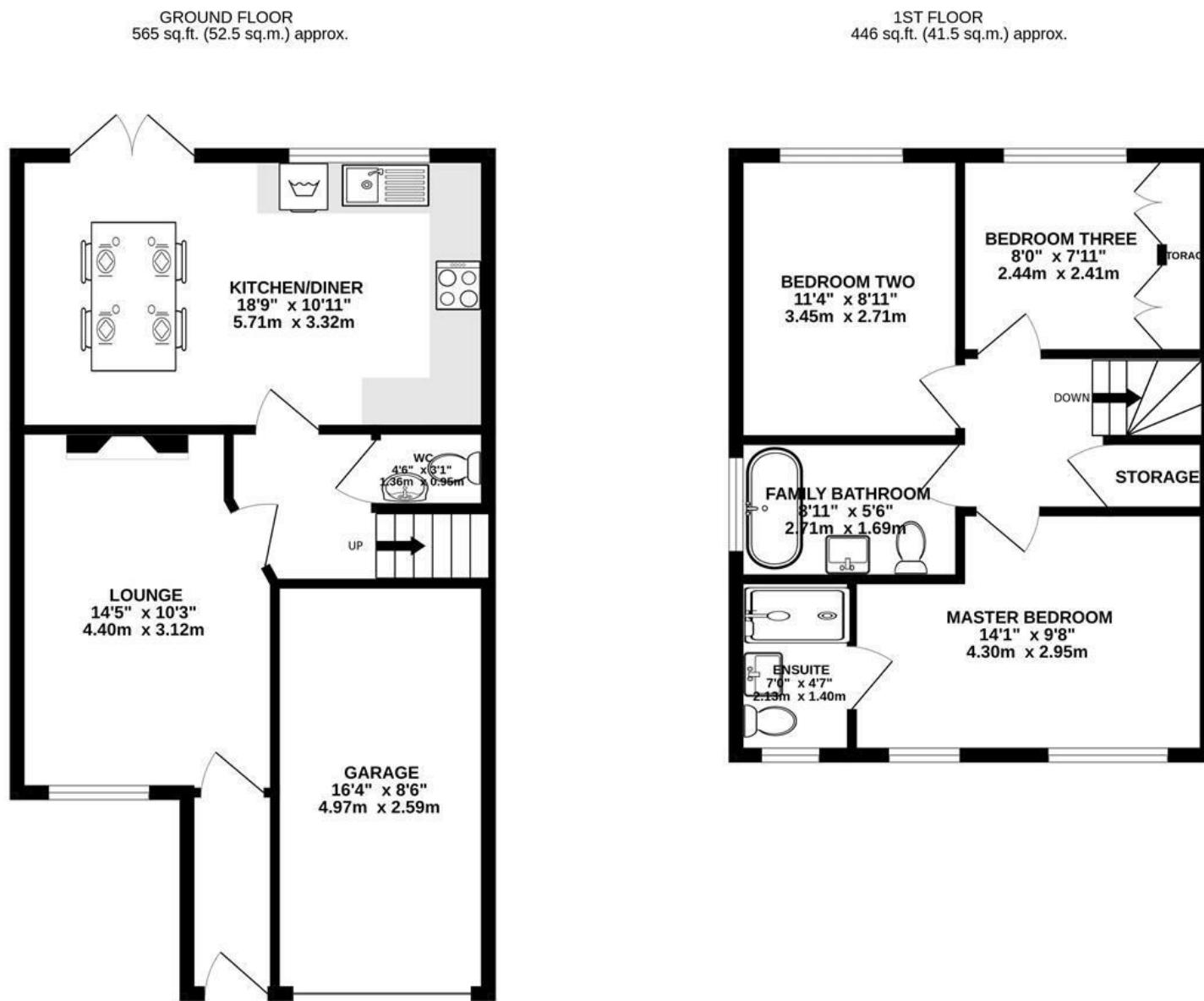


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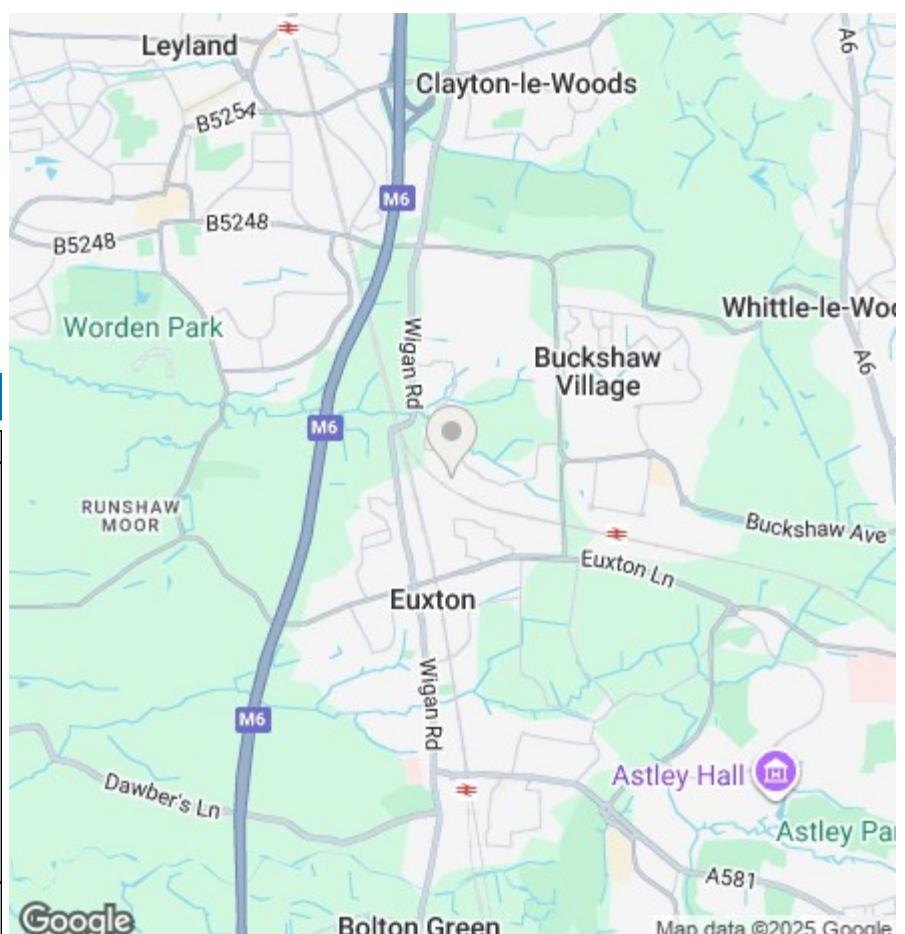
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TOTAL FLOOR AREA : 1011 sq.ft. (94.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	98
(81-91)	B	99
(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 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	