



## Home Park Drive, Buckshaw Village, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end terrace property, situated within the highly sought-after Buckshaw Village development. Ideal for first time buyers, this modern home offers spacious and versatile living throughout, complemented by a superb corner plot garden and a fantastic outdoor bar space that provides a range of potential uses. Buckshaw Village remains one of Lancashire's most desirable residential locations thanks to its excellent range of nearby amenities, including supermarkets, cafes, restaurants, leisure facilities and well-regarded schools. The property also benefits from excellent travel links, with Buckshaw Parkway train station just a short distance away offering direct routes to Manchester, Preston and beyond, whilst nearby motorway connections including the M6, M61 and M65 make commuting incredibly convenient.

Upon entering the home, you are welcomed into a bright entrance hall with a convenient WC located just off. Towards the front of the property is the modern kitchen/diner, beautifully fitted with sleek integrated appliances, stylish cabinetry and ample worktop space, whilst still comfortably accommodating a family dining table. Moving through to the rear of the home is the spacious lounge, offering a warm and inviting atmosphere with plenty of room for furnishings. The staircase is positioned here, and sliding doors open directly into the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living during the warmer months.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own contemporary three-piece ensuite shower room, creating a private and practical retreat. The remaining bedrooms are ideal for children, guests or even a home office setup depending on requirements. Completing the first floor is the modern three-piece family bathroom, fitted with an over-the-bath shower and finished to a tasteful standard.

Externally, the home occupies an enviable corner plot position with a driveway to the rear providing off-road parking for up to three vehicles. The South West, rear garden has been professionally landscaped to create a stylish yet low-maintenance outdoor space, featuring a beautiful seating area alongside two artificial lawn sections. A standout feature is the impressive garden bar, complete with power and electrics, offering fantastic versatility as an entertaining space, home office, gym or hobby room. This is a superb opportunity to purchase a move-in ready home in a thriving and well-connected location, perfectly suited to first time buyers looking for modern living with excellent outdoor space.

















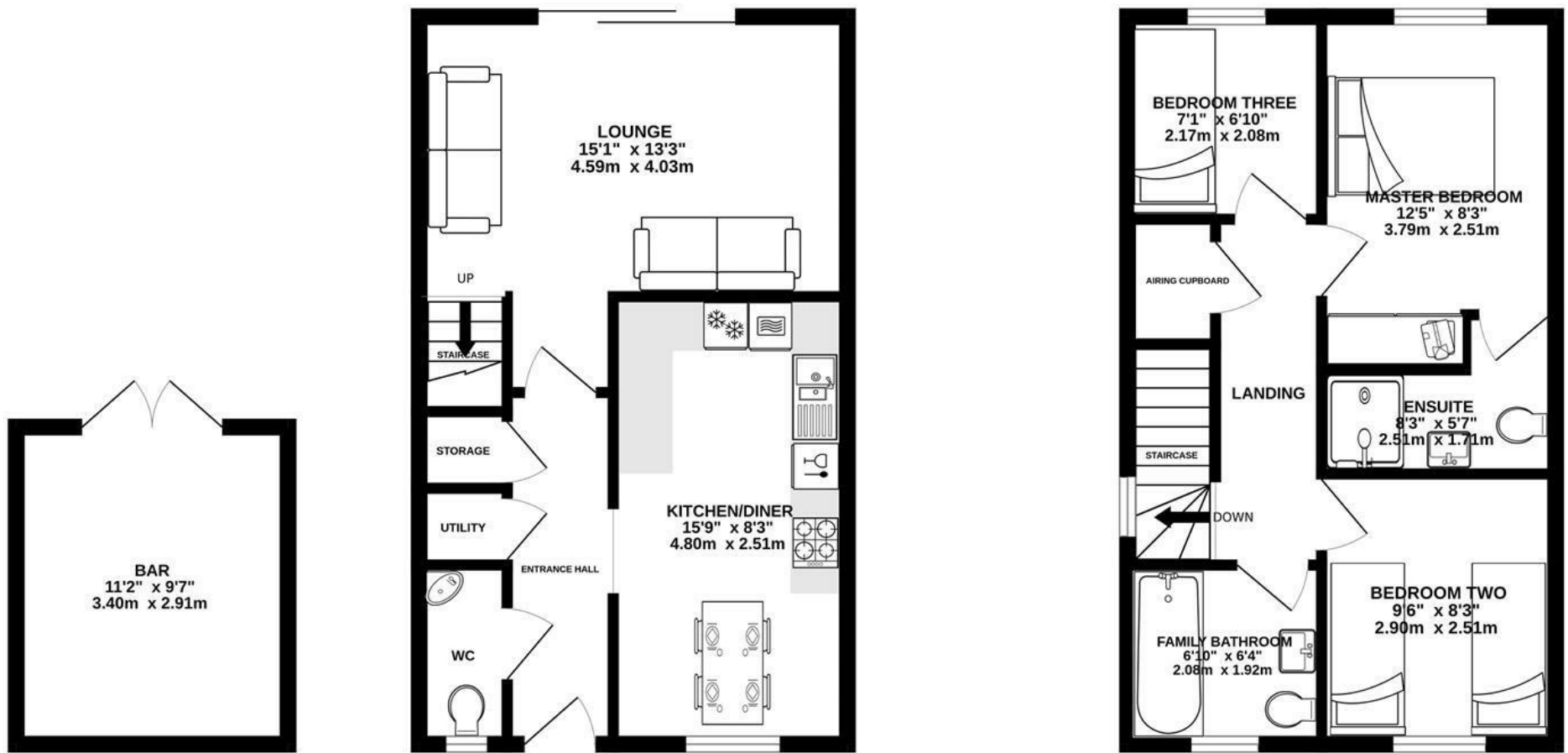




# BEN ROSE

GROUND FLOOR  
491 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

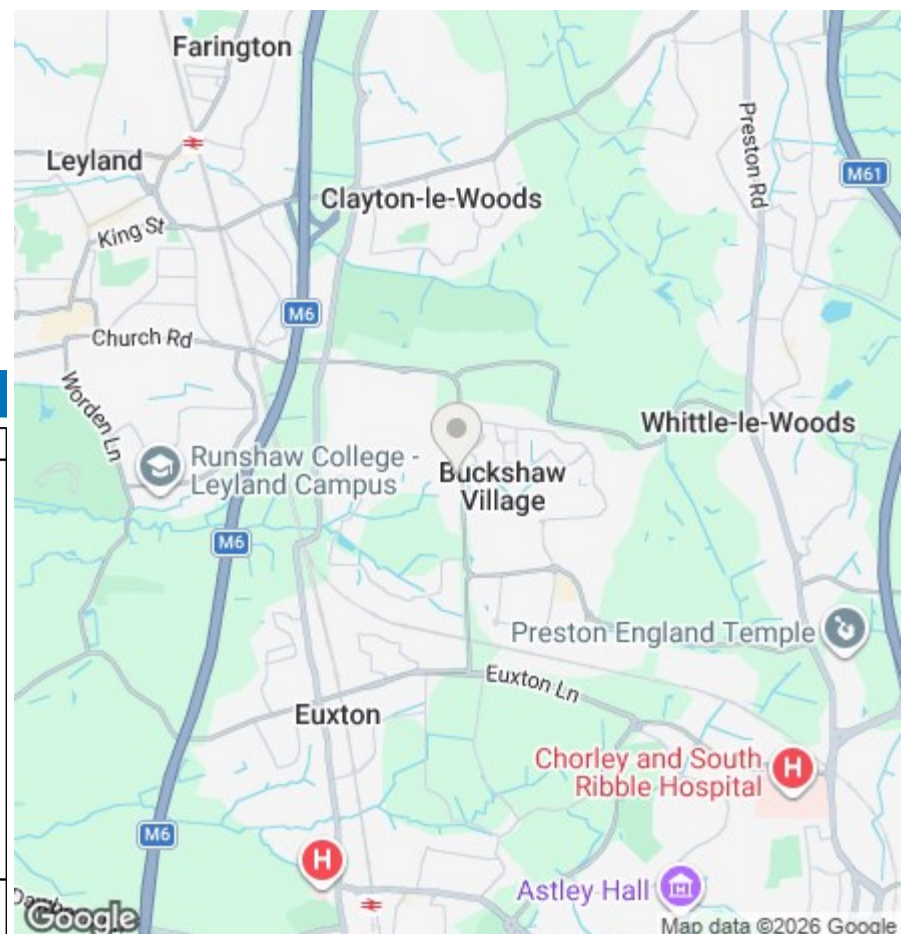


TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

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>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	