



## Holland House Way, Buckshaw Village, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to the market this charming four-bedroom detached family home, nestled on a pleasant cul-de-sac in the highly sought-after Buckshaw Village. Perfectly located, the property is just a short drive from the towns of Chorley and Leyland and is surrounded by excellent local schools, supermarkets, and amenities. It also benefits from superb transport connections, including Buckshaw Parkway train station and easy access to the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge, which features a beautiful bay window overlooking the front aspect. The lounge flows seamlessly into the dining room, offering ample space for a family dining table and benefiting from double patio doors that open into the conservatory. The bright and airy conservatory provides versatile additional living space with a patio door giving access to the rear garden. Moving back through the lounge, you will find the entrance to the modern kitchen. The kitchen offers ample storage with an integrated oven and hob, as well as space for freestanding appliances. Just off the kitchen is a convenient utility room providing further storage and space for appliances, along with access to the downstairs WC and an external door leading out to the garden.

Moving upstairs, you will find four well-proportioned bedrooms, with the master bedroom boasting a private ensuite shower room. A three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the home benefits from open views to the front and is not overlooked. A private driveway provides off-road parking for two vehicles and leads to the single attached garage. To the rear is a generously sized garden featuring a lawn and a flagged patio area - perfect for relaxing or entertaining.

Viewing at your earliest convenience is highly recommended to avoid disappointment.



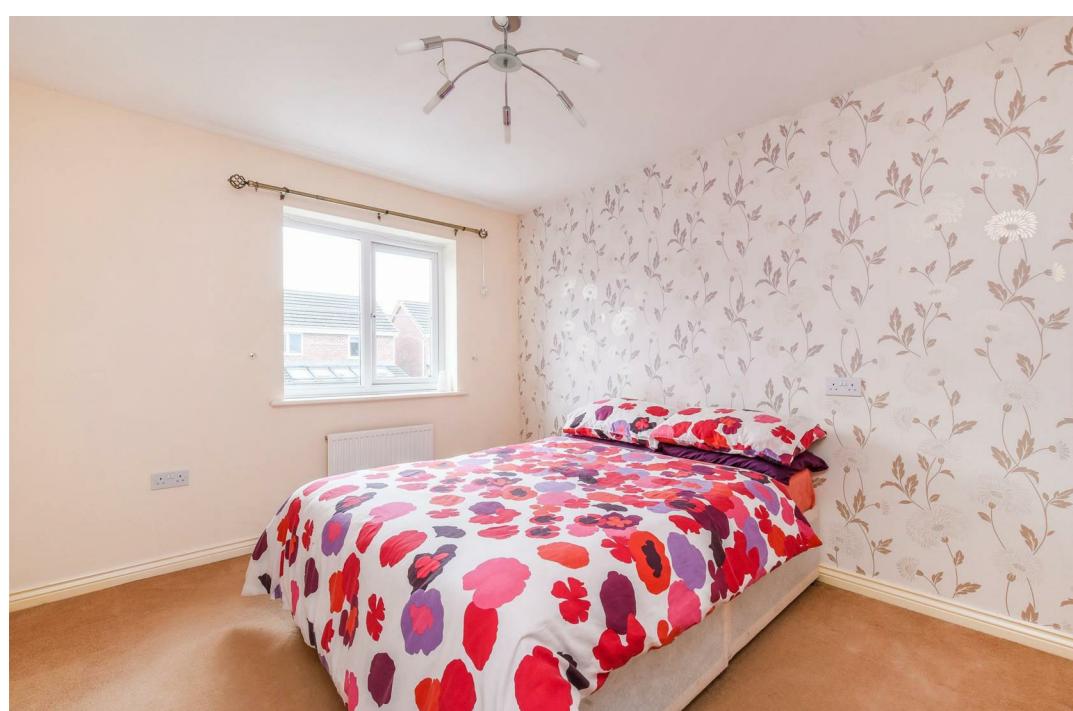












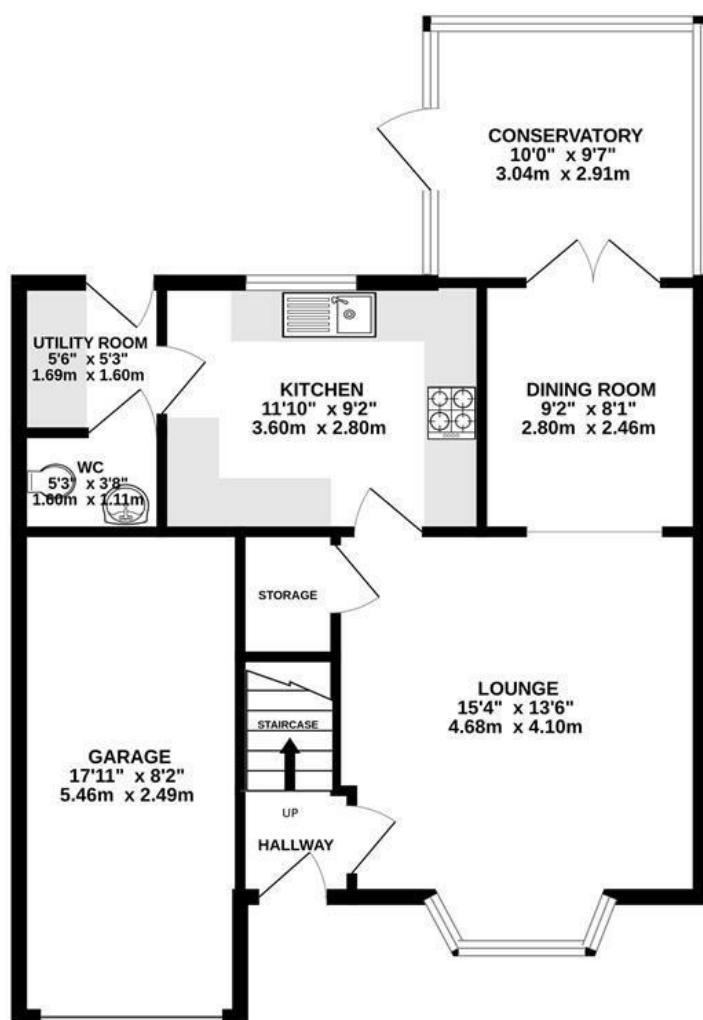




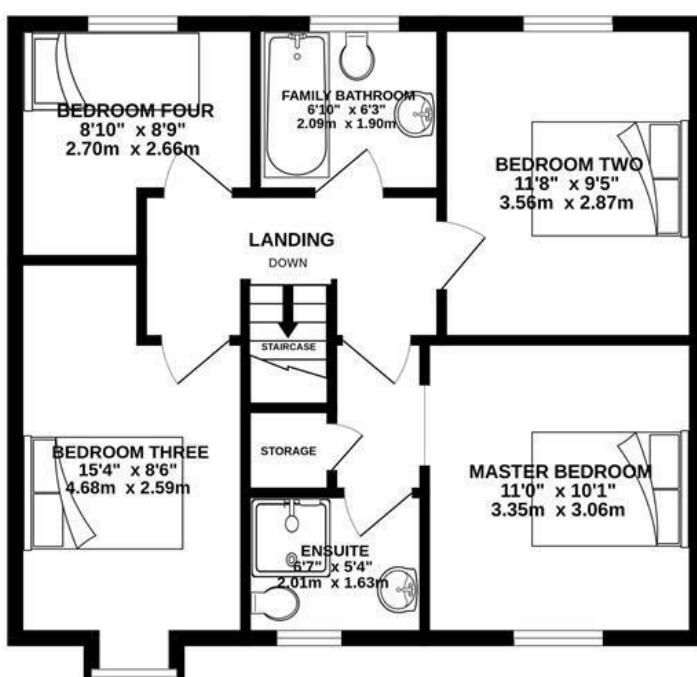


# BEN ROSE

GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.4 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) 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		
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	

