



Finch Drive, Buckshaw Village, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached property located in a much sought-after residential area of Buckshaw Village. Presented with no chain, this would be an ideal family home offering comfortable and spacious living throughout. The property is ideally placed only a short drive from both Chorley and Leyland and is surrounded by superb local schools, shops, and amenities. There are also fantastic travel links via the nearby Buckshaw Parkway train station and the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a large window overlooking the front aspect. From here, you move into the central hallway where a convenient WC is located, along with the staircase to the upper level. Continuing through, you enter the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and includes integrated appliances including a fridge, freezer, double oven, induction hob, washing machine, and dishwasher. The dining space provides plenty of room for a family dining table, with double patio doors opening onto the rear garden.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefiting from integrated mirrored wardrobes and an ensuite shower room. Additional storage is available on the landing, and the three-piece family bathroom completes this level.

Externally, at the front, the home boasts a private driveway with a security camera, providing safe off-road parking for two vehicles. Here, you also have access to the attached garage, which is equipped with power and lighting and offers either additional off-road parking or practical storage/utility space.

At the rear is a sizeable garden featuring a well-maintained lawn and a flagged patio area, perfect for relaxing or entertaining. The exterior also includes outdoor lighting to both the front and rear, as well as an outdoor tap. The home also benefits from solar panels providing improved energy efficiency and reduced running costs.













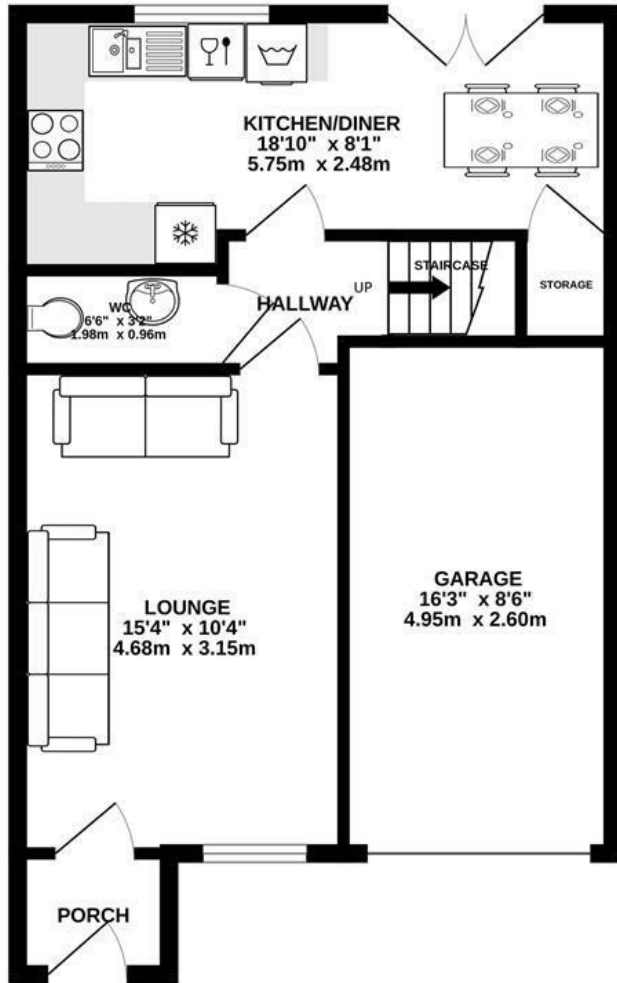




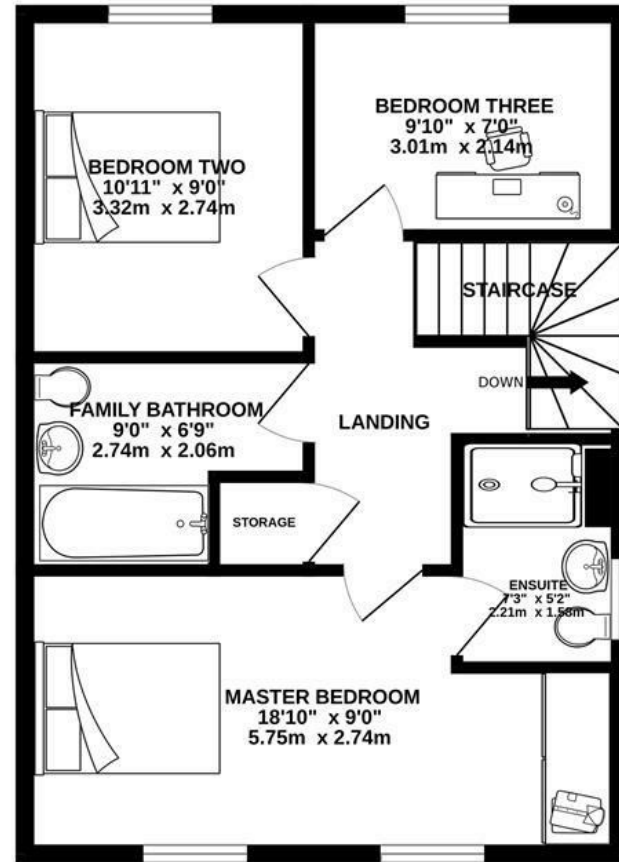




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.

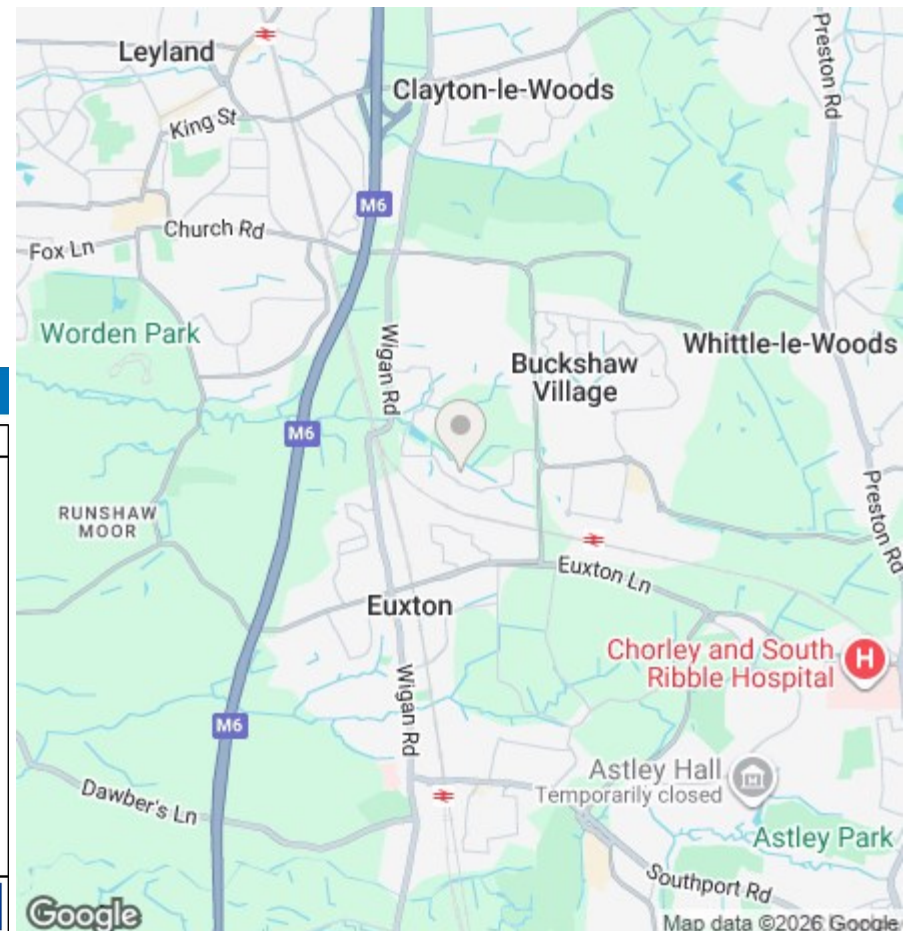


TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.

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	93	94
(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 (CO₂) 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	