



**Highland Drive, Buckshaw Village, Chorley**

**Offers Over £314,995**

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom detached house situated on a quiet street in the highly sought after Buckshaw Village, Chorley. This delightful home would suit a family offering an abundance of versatile space throughout. The property benefits from excellent travel links, including motorways and public transport, as well as a variety of local shops, schools, and recreational facilities. Viewing at earliest convenience is highly recommended.

Upon entering the home, you are welcomed into the bright and spacious entrance hall with access to the stairs, under stair storage and majority of ground floor rooms. Located at the end of the home lies the modern kitchen with Belfast sink, ample wall and base units and integrated appliances such as hob, oven, microwave, fridge, freezer and dishwasher. Set in an open plan layout with the kitchen lies the conveniently located Utility room with room with additional worktops and room for a washer/dryer. Access to the side of the home can also be found via the utility. Moving through you'll enter the dining room with room for a large family dining table and patio door access to the rear garden. Adjacent to the dining room lies the spacious lounge, featuring a charming bay window and feature fireplace. The ground floor also includes a convenient WC found just off the hallway.

Ascending to the first floor you'll find a spacious landing with access to four double bedrooms. The master bedroom comprises of a three piece ensuite with stand alone shower, with both the master, and bedroom two benefiting from fitted wardrobes. The third bedroom houses an airing cupboard, while the fourth bedroom offers flexibility for use as a guest room or home office. Completing the first floor is the three piece family bathroom with an over the bath shower.

The exterior of the property is equally impressive. The driveway provides parking for four vehicles and leads to the garage, offering additional storage or parking. There is an easy to maintain front garden lined with a tall hedge for privacy. To the rear, a good sized landscaped garden with lawn, patio and decking areas ideal for outdoor seating and entertaining. Conveniently you can find an outdoor power socket and tap here.

In summary, this spacious four-bedroom detached house in Buckshaw Village combines modern living and convenience. With its generous interiors, stylish orangery, beautiful gardens, and recently fitted boiler it is an ideal family home ready to make your own.





































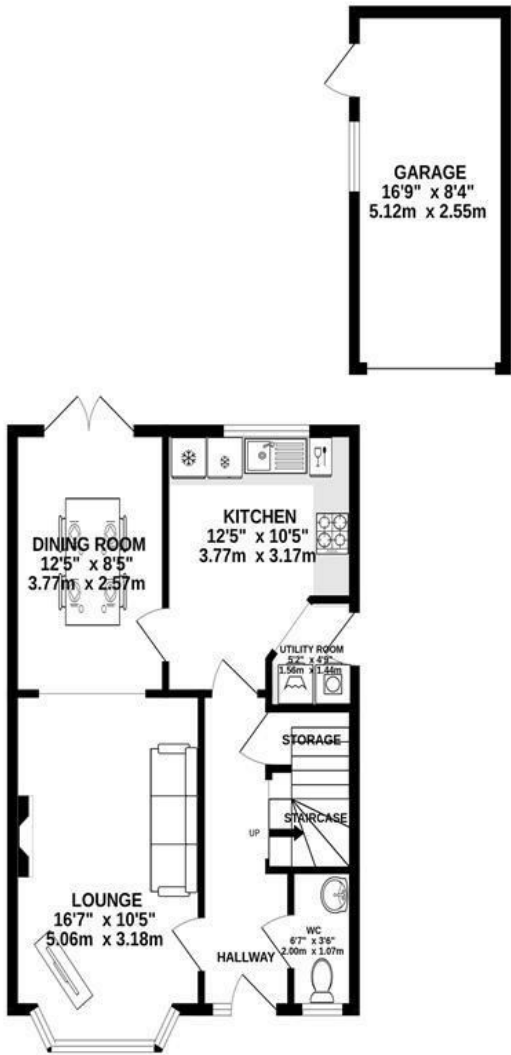




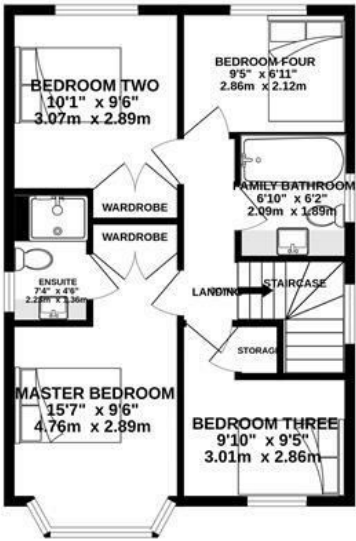


# BEN ROSE

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.




TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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) 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		
	73	83
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 