



**Leatherland Drive, Whittle-Le-Woods, Chorley**

**Offers Over £379,995**

Ben Rose Estate Agents are pleased to present to market this impressive detached family home, offering generous living accommodation finished to a high standard throughout. Positioned within the highly desirable area of Whittle-Le-Woods, this property is perfectly suited to growing families seeking space, comfort and convenience. The village benefits from a range of local shops, pubs and well-regarded schools, while Chorley and Wheelton are just a short drive away. Excellent transport links are close at hand via the M61, M65 and M6 motorways, alongside Buckshaw Parkway station providing direct rail connections to Preston and Manchester, making this an ideal location for commuters.

Upon entering the property, you are greeted by a welcoming entrance hall with access to a convenient ground floor WC. The large lounge sits to the front of the home and is a real focal point, featuring a stylish media wall with built-in shelving and a contemporary electric fire, creating a warm yet modern living space. To the rear is the spacious kitchen/dining room, fitted with a modern range of units, integrated fridge/freezer, dishwasher, oven and a five-ring gas hob, complemented by a central island. French doors open directly onto the garden, perfect for family living and entertaining. Completing the ground floor is a separate utility room and integral garage.

The first floor continues to impress with four well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes and a private en-suite shower room, while bedroom two also enjoys its own en-suite facilities. Bedrooms three and four are generous doubles and are served by a modern family bathroom featuring a walk-in shower.

Externally, the property boasts a substantial driveway providing parking for up to five or six vehicles, along with an electric vehicle charging point and access to the garage. To the rear is a large, low-maintenance garden arranged over two levels, with a paved patio seating area and a lower Indian sandstone terrace offering further space to relax. A rear gate provides direct access to a local park, perfectly completing this superb family home in a prime village setting.

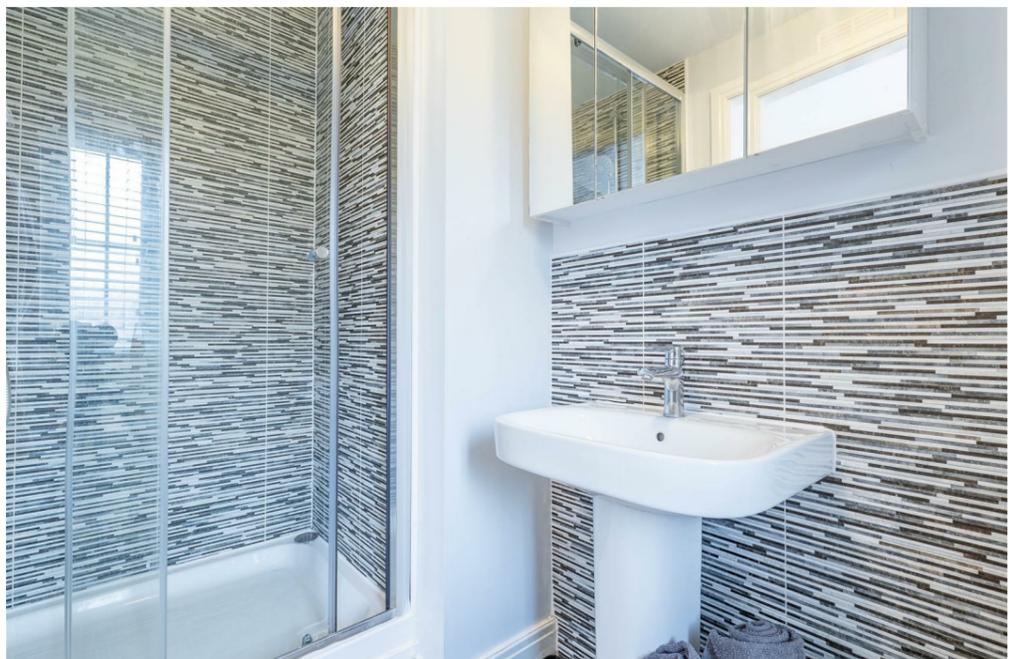
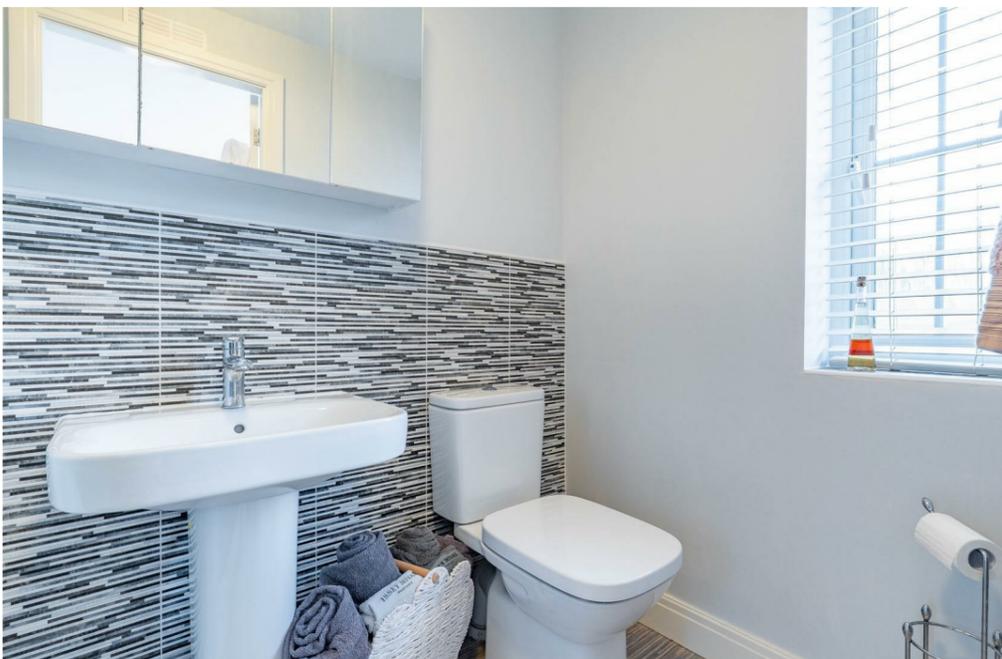






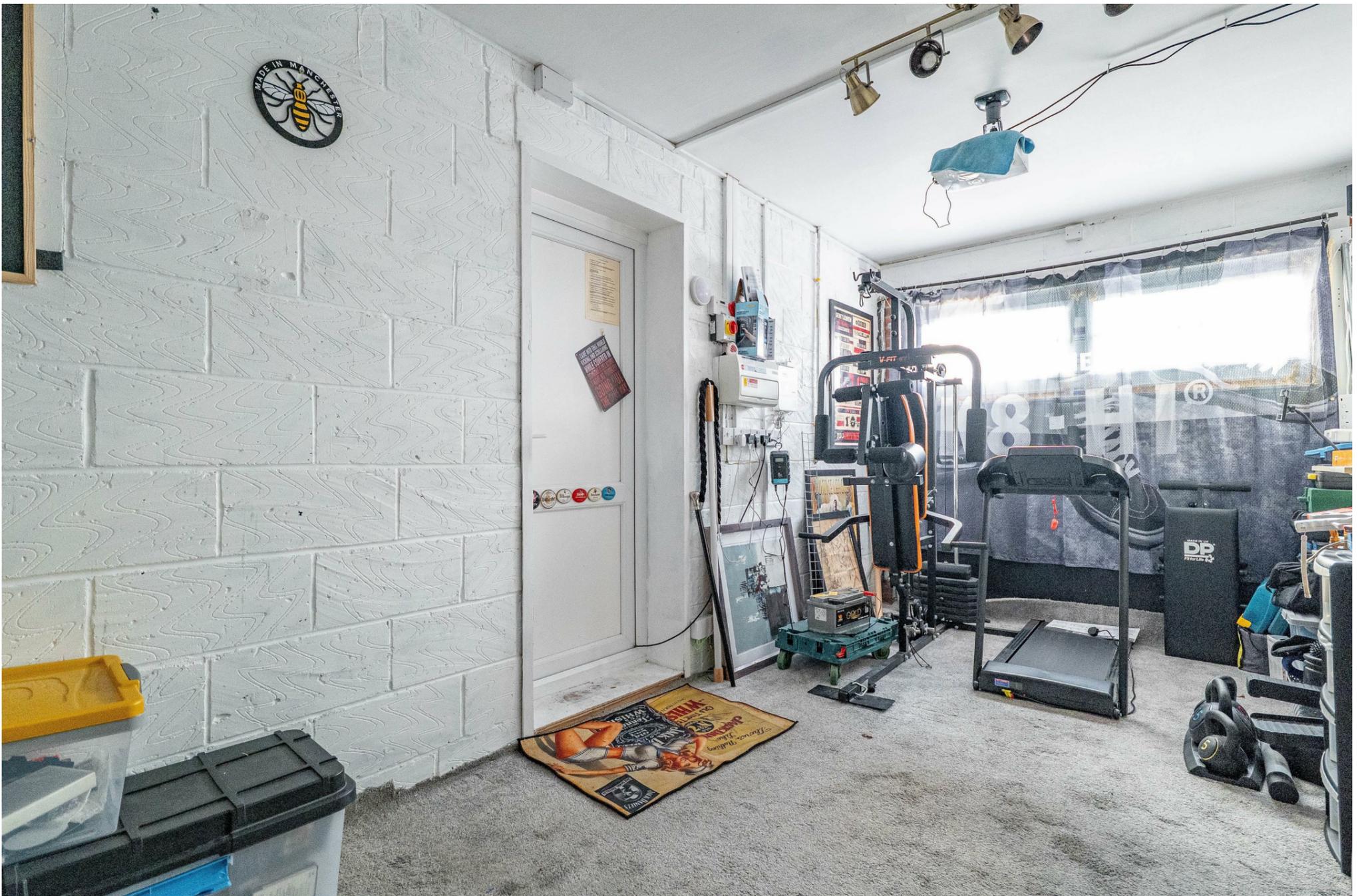


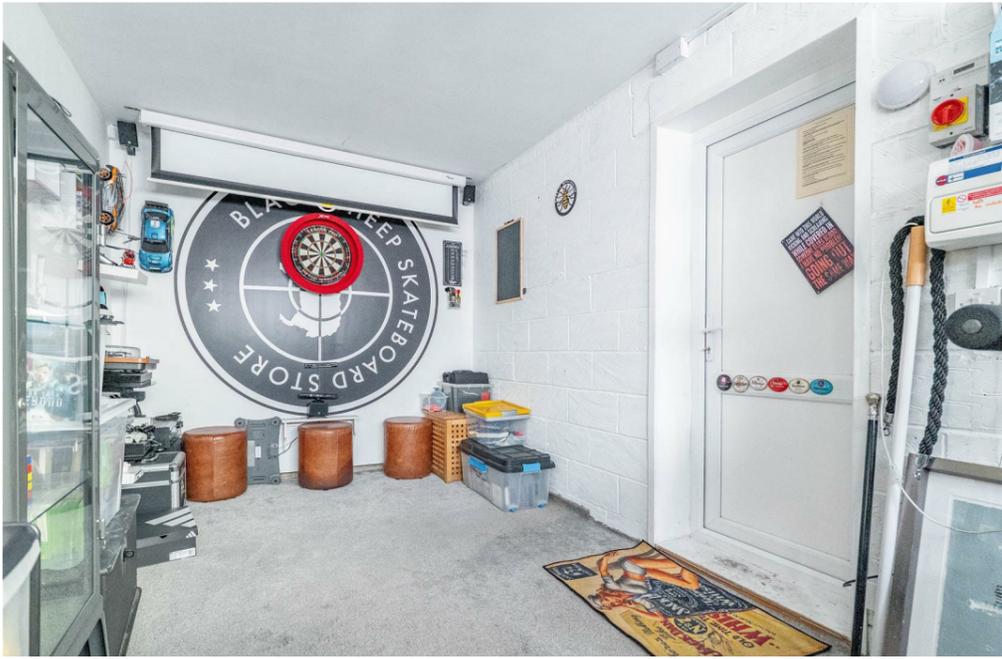




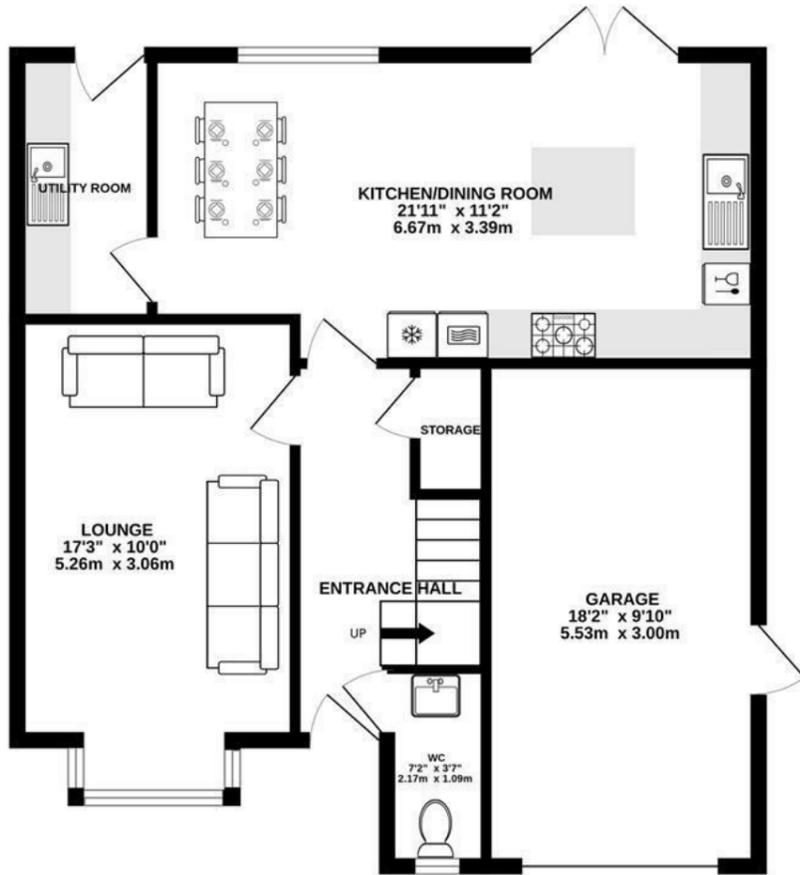




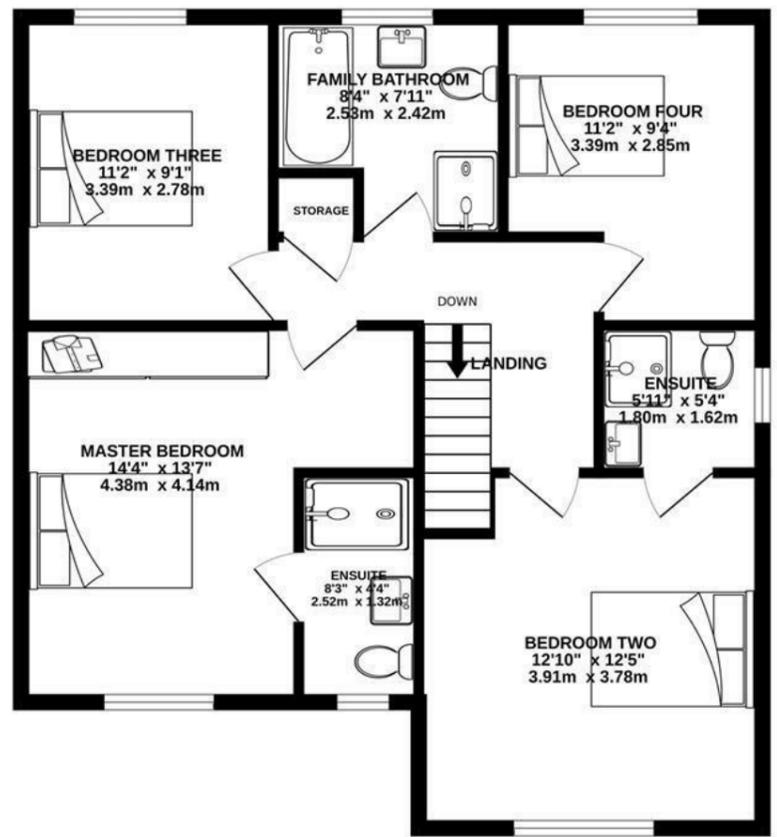




**GROUND FLOOR**  
734 sq.ft. (68.2 sq.m.) approx.



**1ST FLOOR**  
718 sq.ft. (66.7 sq.m.) approx.

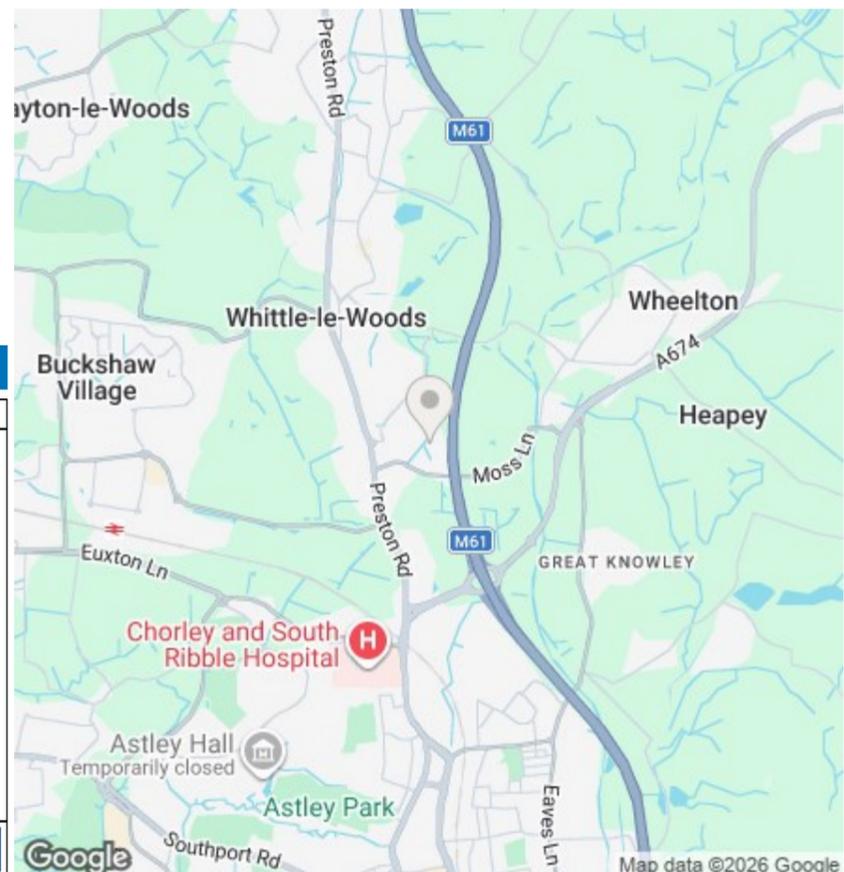


TOTAL FLOOR AREA : 1453 sq.ft. (134.9 sq.m.) approx.

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>		
(81-91) <b>B</b>	<b>88</b>	<b>89</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 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	