



Leatherland Drive, Whittle-Le-Woods, Chorley

Offers Over £424,995

Ben Rose Estate Agents are delighted to present this exceptional five-bedroom detached family home, situated in a peaceful cul-de-sac in the heart of Whittle-Le-Woods. Impeccably presented and offering versatile living spaces, this property is perfectly suited for family life. Its prime location ensures easy access to Chorley town, renowned for its outstanding schools, shops, and amenities, while also benefiting from excellent transport links via the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering, a welcoming reception hall provides access to most of the ground floor. To the front, there is a convenient downstairs WC, a well-proportioned office or study, and a utility room designed to accommodate both a washer and dryer.

At the rear, a stunning and spacious modern fitted kitchen/breakfast room features integrated appliances, including a hob, oven, dishwasher, and fridge freezer, all complimented by stylish worktops. This space seamlessly flows into a dining area with ample room for a large family table and direct access to the rear garden through a set of patio doors. Moving back through the hallway, the expansive lounge is positioned towards the end and boasts a striking bay window and a charming fireplace. Completing the ground floor is internal access to the double garage, currently used for storage but offering potential for conversion if desired.

Ascending to the upper floor, five well-proportioned double bedrooms provide comfortable living space for the whole family. The master bedroom and second bedroom both benefit from en-suite bathrooms, with the master ensuite elegantly designed as a four-piece suite, featuring a standalone shower and an additional bathtub. The remaining bedrooms share a beautifully presented four-piece family bathroom, which also includes a separate shower and bathtub, with a spacious airing cupboard located off the landing.

Externally, the property is equally impressive, with a well-maintained front lawn bordering a driveway that offers parking for up to three or four cars, leading to the double-sized integrated garage. The rear garden is generously sized yet low-maintenance, featuring outdoor power supply, a patio area, a wooden pergola, newly installed astro turf, and a Putting Green, ensuring a private and enjoyable outdoor space that is not overlooked from either the front or rear. Additionally, the front of the property includes a conveniently placed electric car charging point, directly connected to the solar panels.

For precise room dimensions, please refer to the provided floor plan.



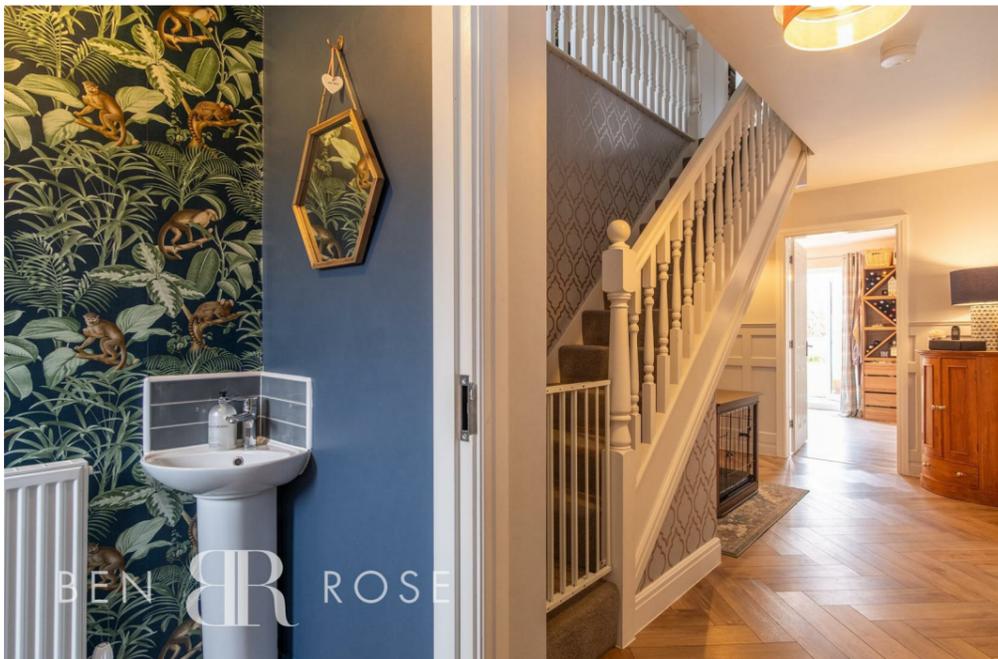








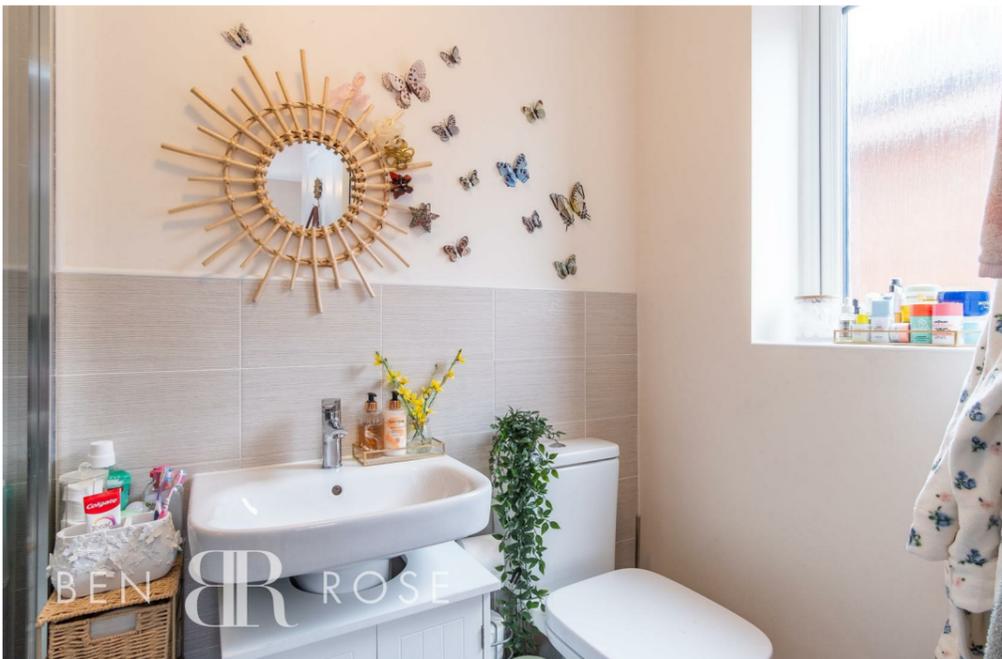


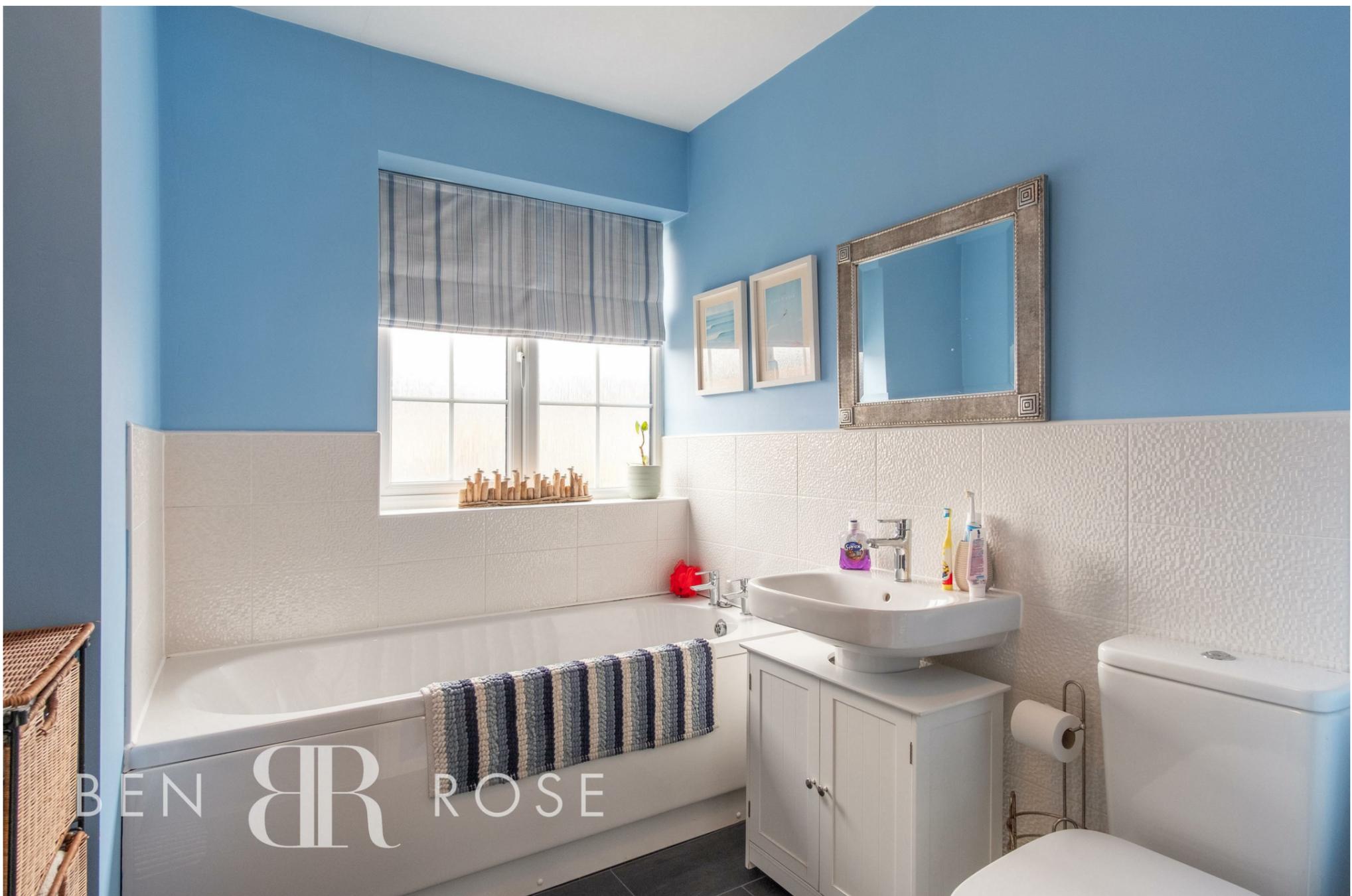














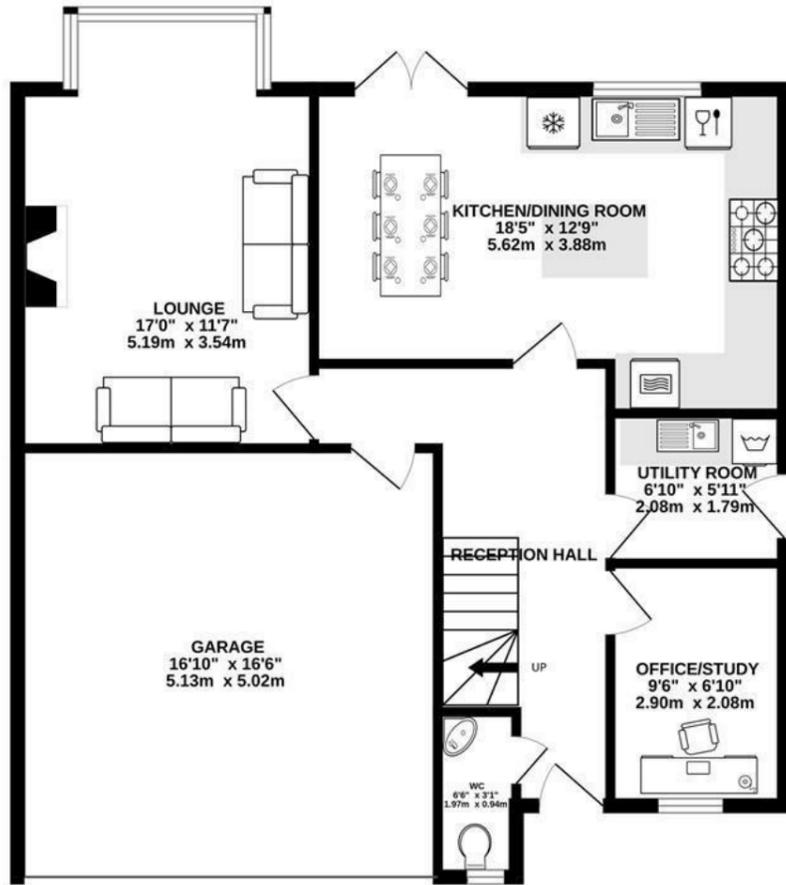
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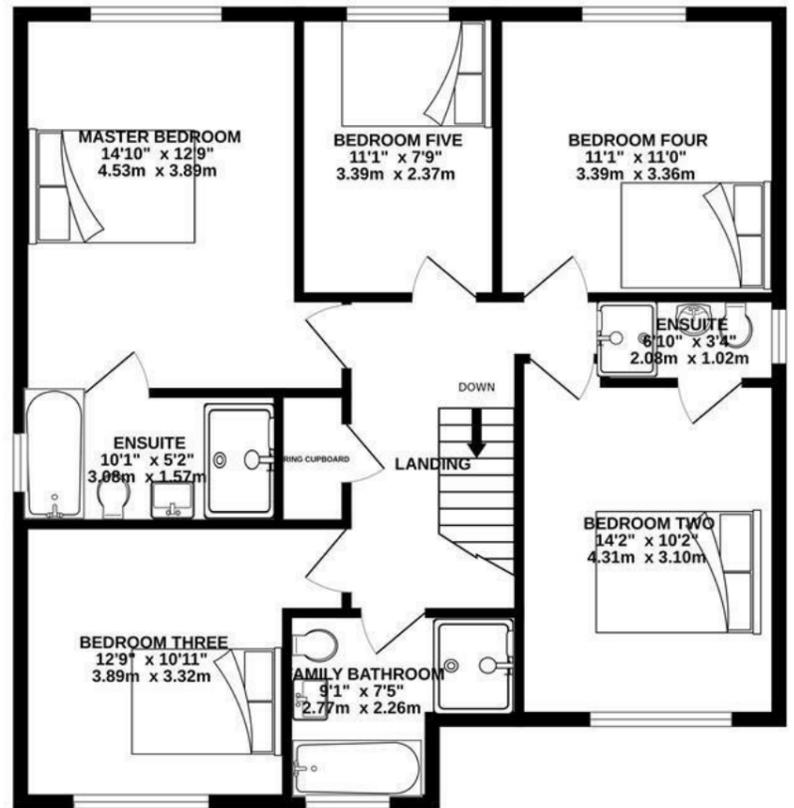
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GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.

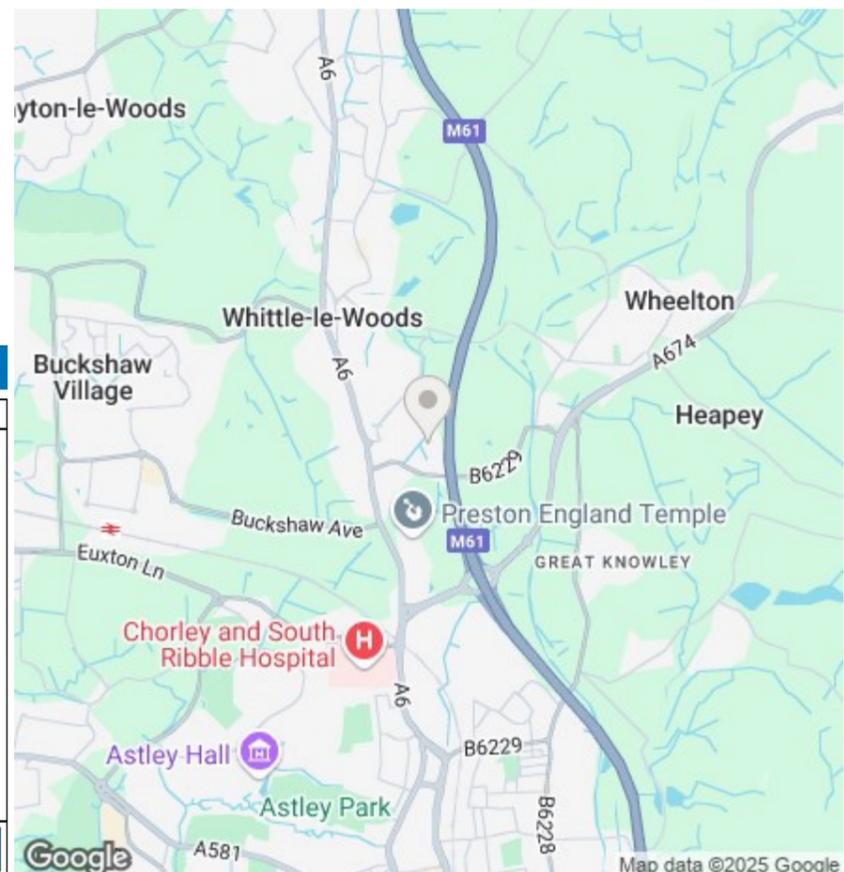


TOTAL FLOOR AREA: 1788 sq.ft. (166.1 sq.m.) approx.

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	88	90
(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	