



Whitley Drive, Buckshaw Village, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom detached home, ideally positioned on a quiet cul-de-sac of only five homes, within the highly sought-after Buckshaw Village, Lancashire. Occupying a desirable end plot with neighbours to one side only and overlooking water, this immaculate home offers an added sense of space and privacy, making it perfectly suited for families. Buckshaw Village boasts a wealth of local amenities including highly regarded schools, supermarkets and leisure facilities. Excellent transport links are close at hand, with Buckshaw Parkway train station less than a ten-minute walk away providing direct routes to Manchester and Preston, while the M6 and M61 motorways are just a short drive away. Chorley and Leyland are also nearby, offering a wider range of shopping, dining and entertainment options.

Upon entering the property, you are welcomed into a bright and spacious reception hall which leads through to the beautifully decorated front lounge. This comfortable living space enjoys a good degree of privacy, making it ideal for relaxing with family or unwinding at the end of the day. To the rear of the home is the stunning open-plan kitchen/diner, finished to a high standard and fitted with a range of integrated appliances such as a fridge/freezer, oven and dishwasher. There is ample space for a large family dining table, while sliding doors open directly onto the rear patio, creating a seamless connection between indoor and outdoor living. A useful utility cupboard and a modern ground floor W/C complete the ground floor accommodation.

The first floor offers three generously sized bedrooms, all providing excellent space for furniture and storage. The master bedroom benefits from fitted wardrobes and its own private en-suite, adding a touch of luxury. The remaining bedrooms are well-proportioned and versatile, making them ideal for children, guests or a home office. Bedroom two is currently being used as a nursery and also benefits from fitted wardrobes. A contemporary three-piece family bathroom serves the remaining rooms and features a sleek design with an over-the-bath shower.

Externally, the property continues to impress. To the front, a private driveway provides off-road parking for up to three vehicles and leads to a detached single garage. The rear garden is west facing, offering plenty of afternoon and evening sun, and enjoys a high level of privacy thanks to its end-plot position. An Indian stone patio creates an attractive seating and entertaining area, with a neatly maintained lawn beyond, making this a fantastic outdoor space for families and social gatherings alike.

This superb family home combines a desirable location, modern living and excellent outdoor space, making it an ideal opportunity for those looking to settle in Buckshaw Village.



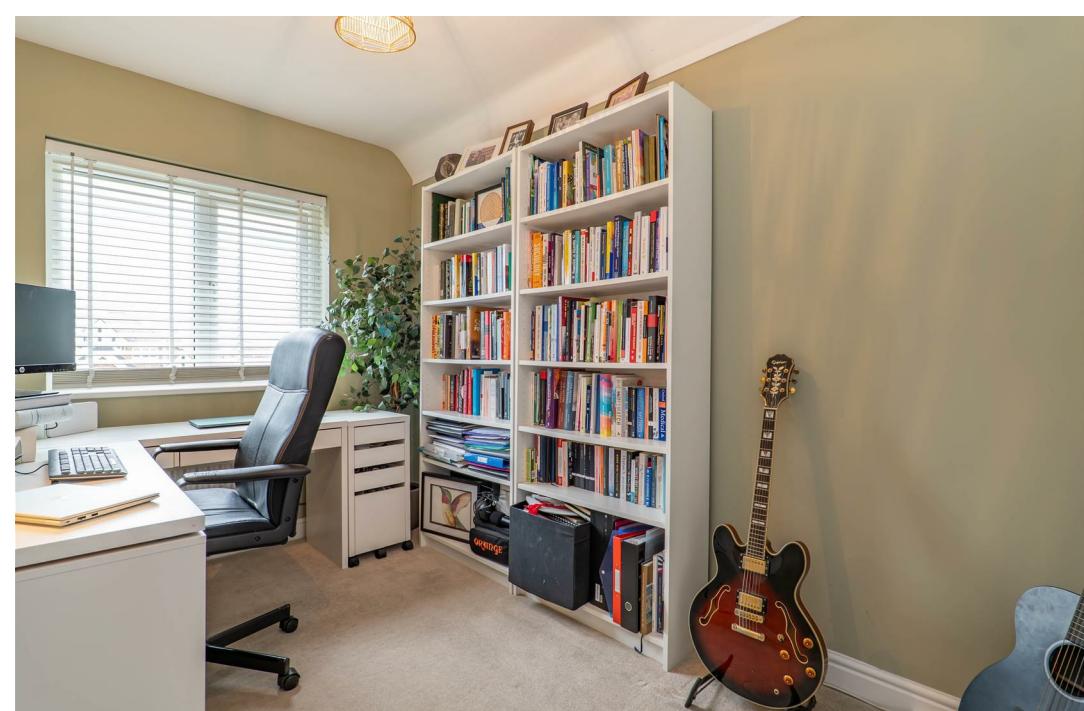












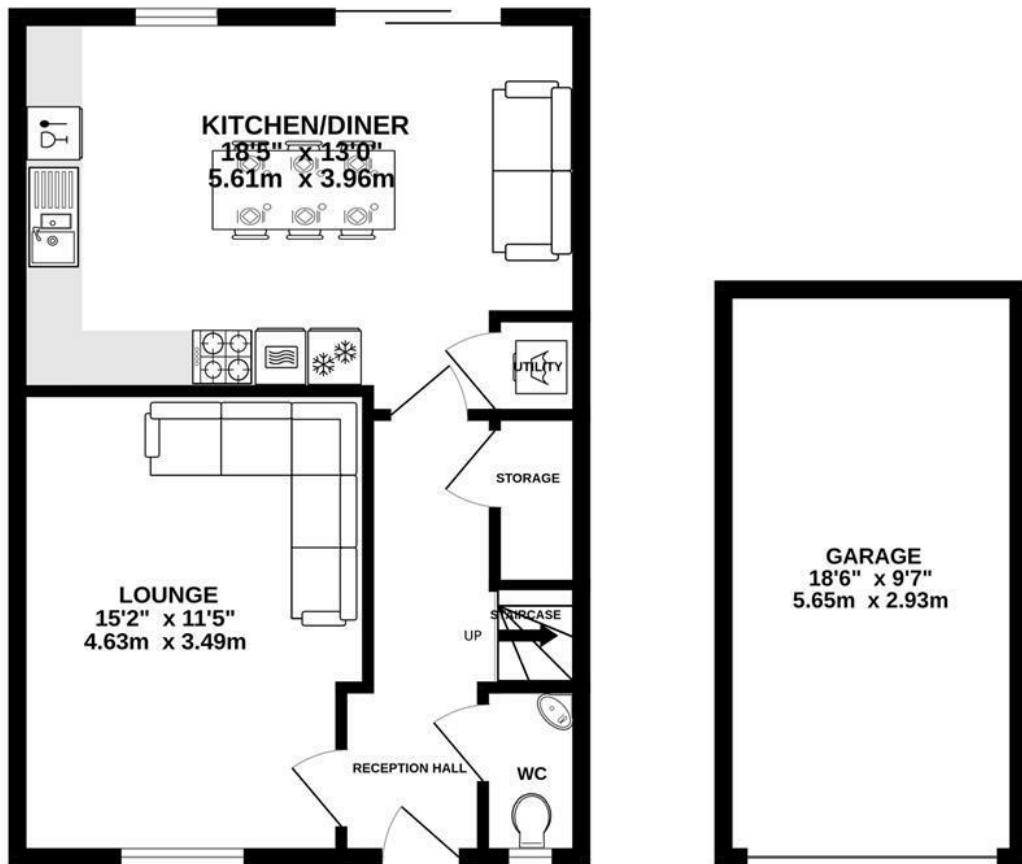




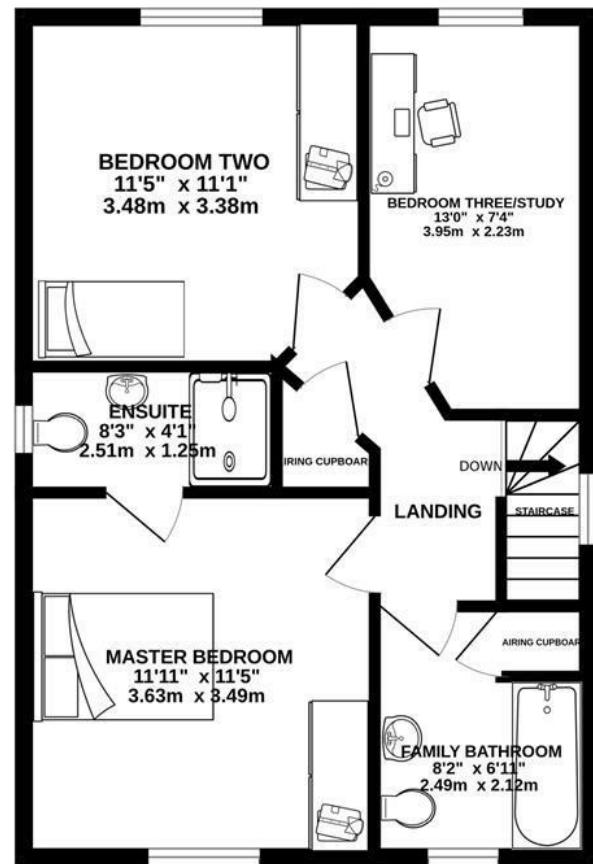


BEN ROSE

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	88
(69-80)	C	88
(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 ₂) 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	

