



Monks Drive, Withnell, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached home, located on a quiet cul-de-sac in the picturesque village of Withnell. This lovely property offers a wonderful opportunity for families seeking a peaceful village lifestyle while remaining within easy reach of excellent local amenities. Withnell is perfectly positioned for access to nearby towns such as Chorley and Blackburn, with local shops, schools, and scenic walking routes all close by. The area benefits from convenient transport links, including easy access to the M65 and M61 motorways, as well as regular bus routes and train stations in nearby villages, making it ideal for commuters.

Stepping inside, you are welcomed by a vestibule that leads into a versatile study positioned at the front of the property – perfect for those working from home. Moving through the reception hall, you'll find a convenient shower room and the staircase leading to the first floor. The spacious lounge sits towards the front of the home and features a beautiful fireplace that adds warmth and character. Towards the rear, the dining room provides ample space for a large family dining table and seamlessly opens into a bright and airy solid-roof conservatory. With its stunning lantern ceiling and lovely views – where Darwen Tower can be seen on a clear day – this space is truly the heart of the home. The kitchen is well-appointed with some integrated appliances and offers direct access out to the garden, creating a lovely flow between the indoor and outdoor living spaces.

To the first floor, a light and open landing connects three well-proportioned bedrooms. Each room is tastefully presented, offering comfortable accommodation for family living. The second bedroom enjoys wonderful views across the valley, providing a peaceful outlook. Completing the floor is a three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property features a driveway with space for up to two cars alongside a neatly maintained front lawn. To the rear, the home enjoys a secluded garden that offers an ideal setting for outdoor relaxation. There is a pleasant seating area that leads down to a well-kept lawn, perfect for family gatherings or quiet evenings enjoying the countryside atmosphere.

Overall, this delightful home perfectly blends comfort, space, and village charm – an ideal choice for families looking to settle in a serene yet well-connected part of Lancashire.













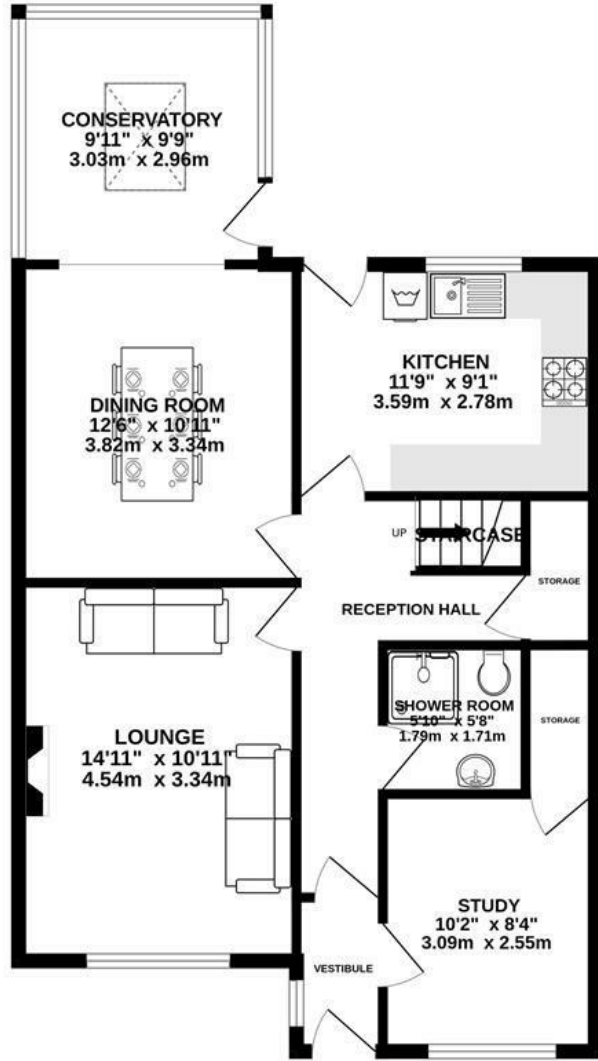




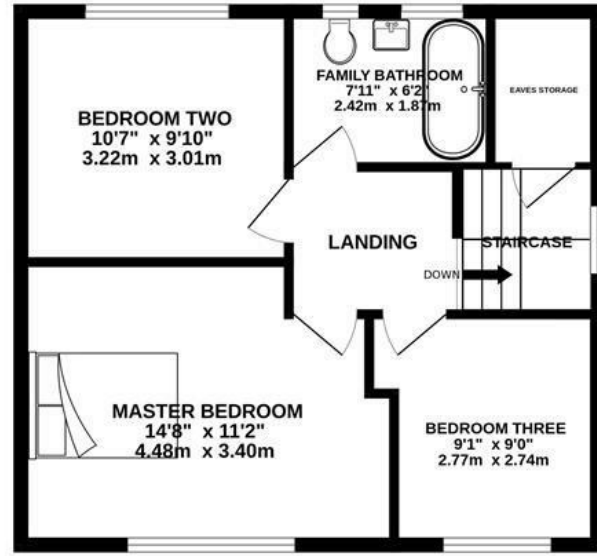




GROUND FLOOR
758 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.

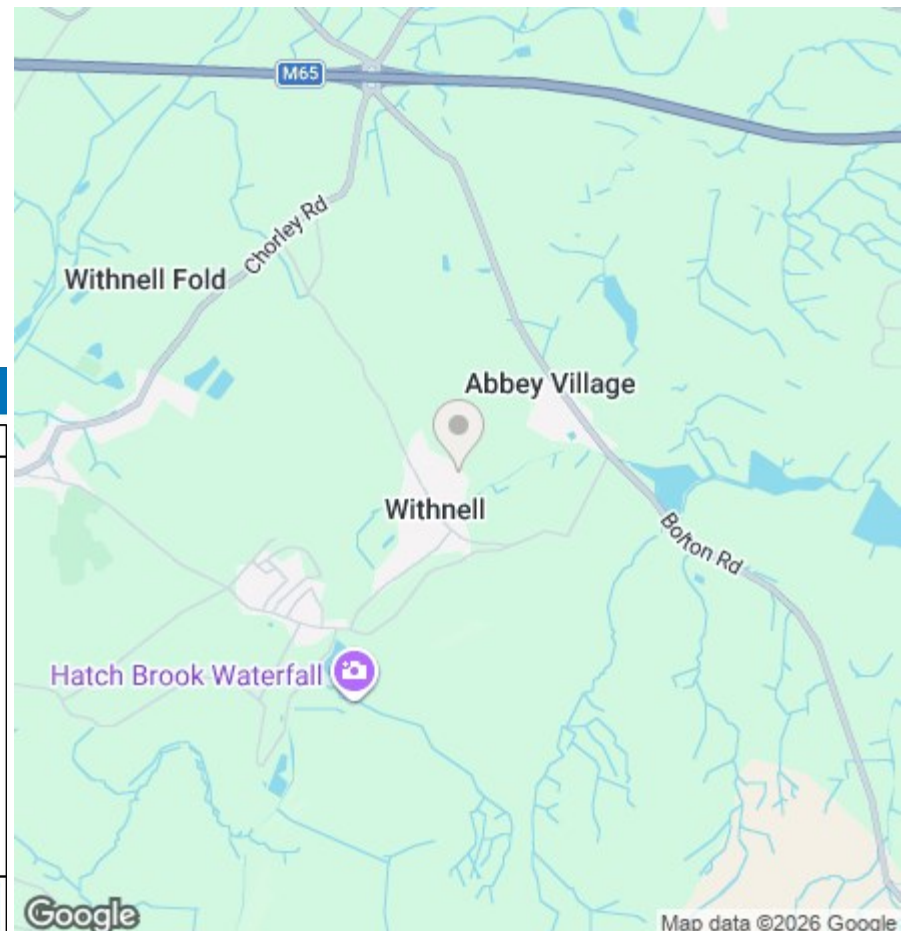


TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(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	