



## Whitley Drive, Buckshaw Village, Chorley

Offers Over £329,995

Ben Rose Estate Agents are pleased to present this beautifully maintained four-bedroom detached home, located in the highly sought-after area of Buckshaw Village, Chorley. Ideal for families, the property enjoys a prime position close to a wide range of shops, restaurants, and essential amenities. Excellent transport links, including easy access to the M6, M61, and M65 motorways, offer quick and convenient connections to Preston, Bolton, and Manchester. Early viewing is highly recommended to avoid disappointment.

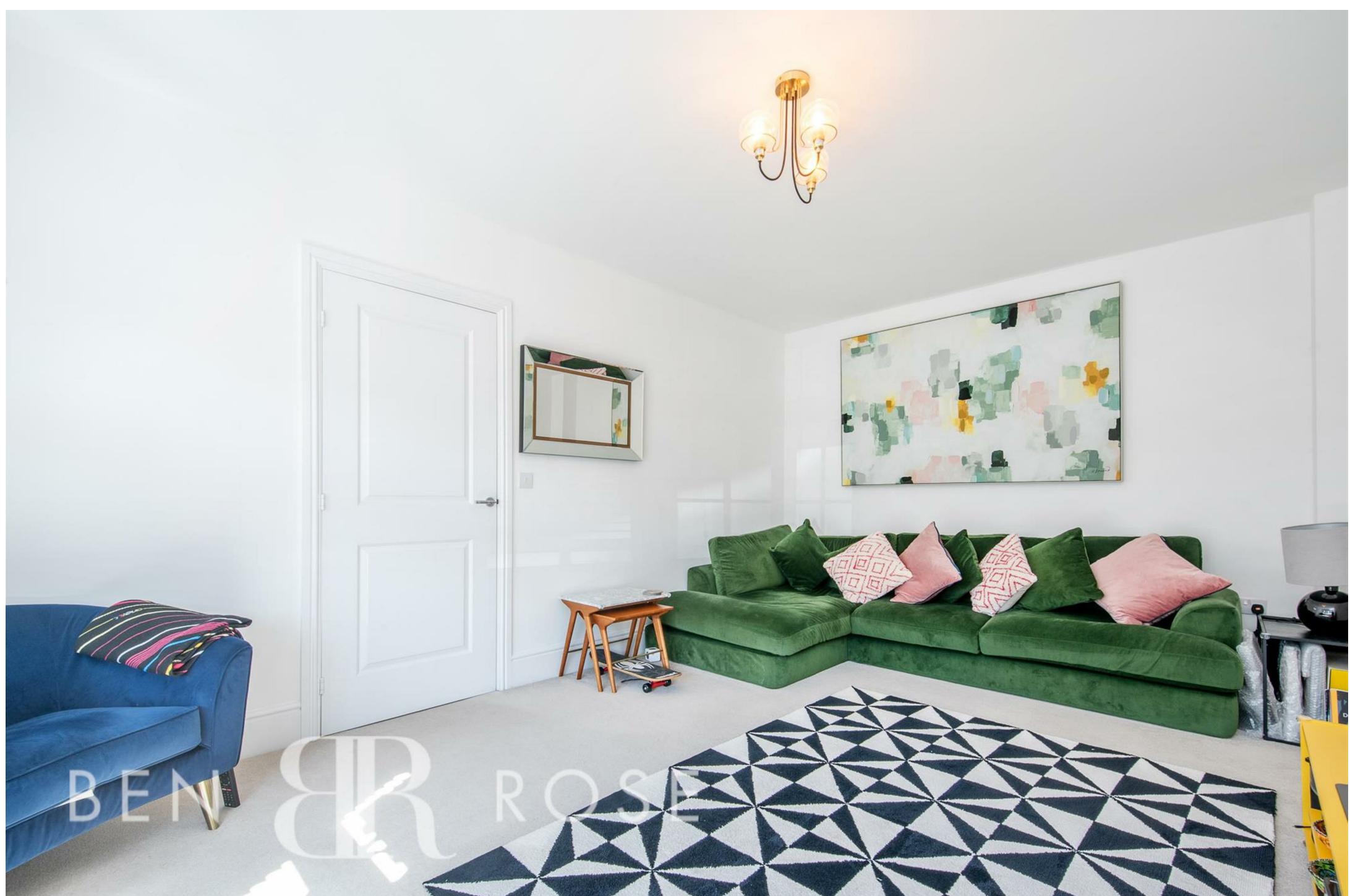
Upon entering the property, you are greeted by a bright and welcoming entrance hallway, featuring a convenient WC and a staircase leading to the upper level. To the right, you'll find a spacious lounge with a large front-facing window that fills the room with natural light. Continuing through the home, you enter the stunning kitchen/diner at the rear—an open-plan, light-filled space with a modern fitted kitchen, complete with integrated appliances including a fridge, freezer, oven, hob, microwave, and dishwasher. A handy utility cupboard provides additional space for freestanding appliances. There is ample room for a large family dining table, and sliding patio doors open out to the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, there are four generously sized bedrooms. Both the master bedroom and bedroom two benefit from built-in storage, with the master also featuring a stylish en-suite shower room. A contemporary three-piece family bathroom completes the upper floor.

Externally, the front of the property features a private driveway offering off-road parking for multiple vehicles, leading to a detached single garage. The rear garden is spacious and well-maintained, with a neatly laid lawn, a flagged patio, and a raised decking area—ideal for relaxing and entertaining.



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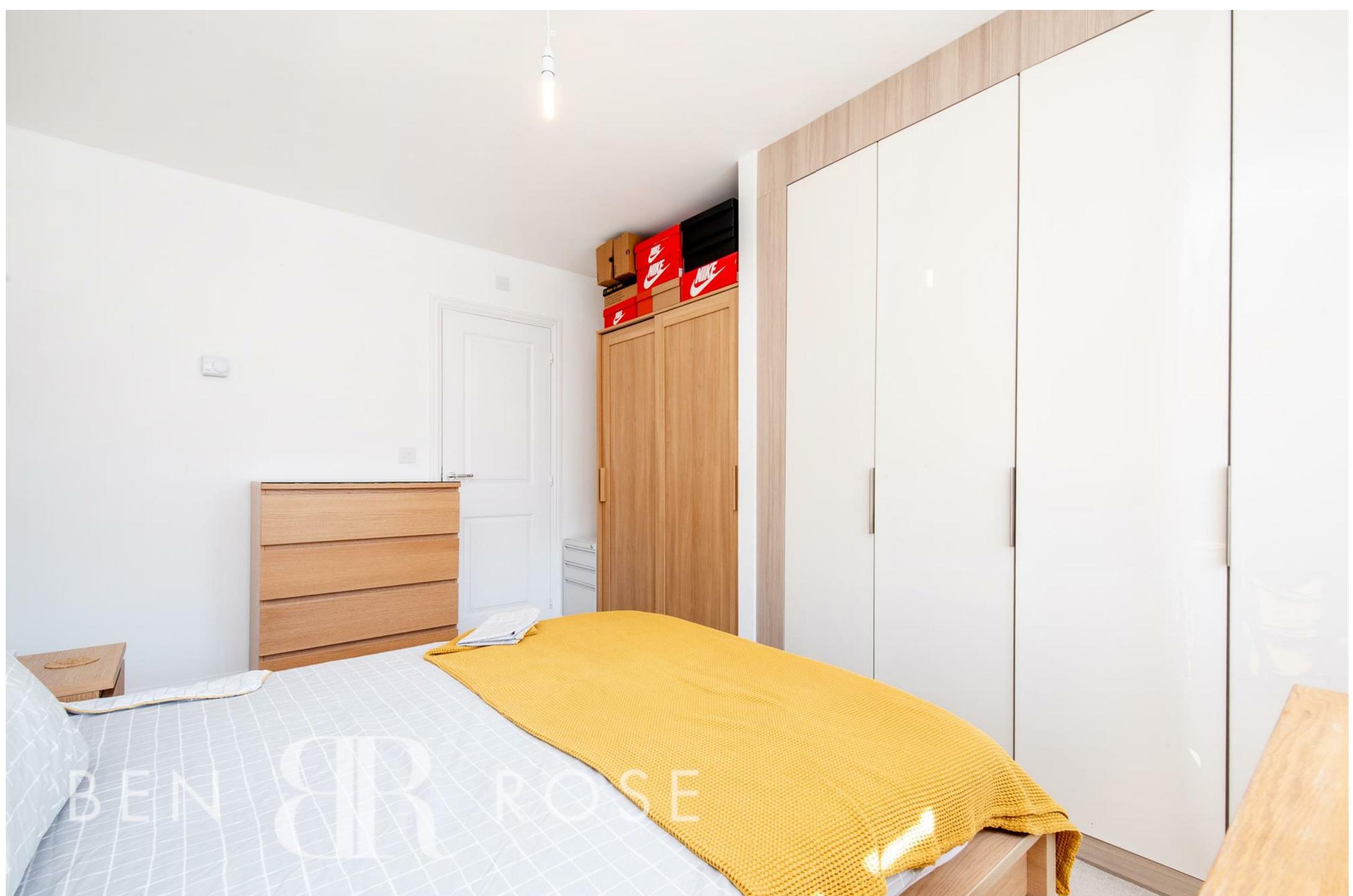
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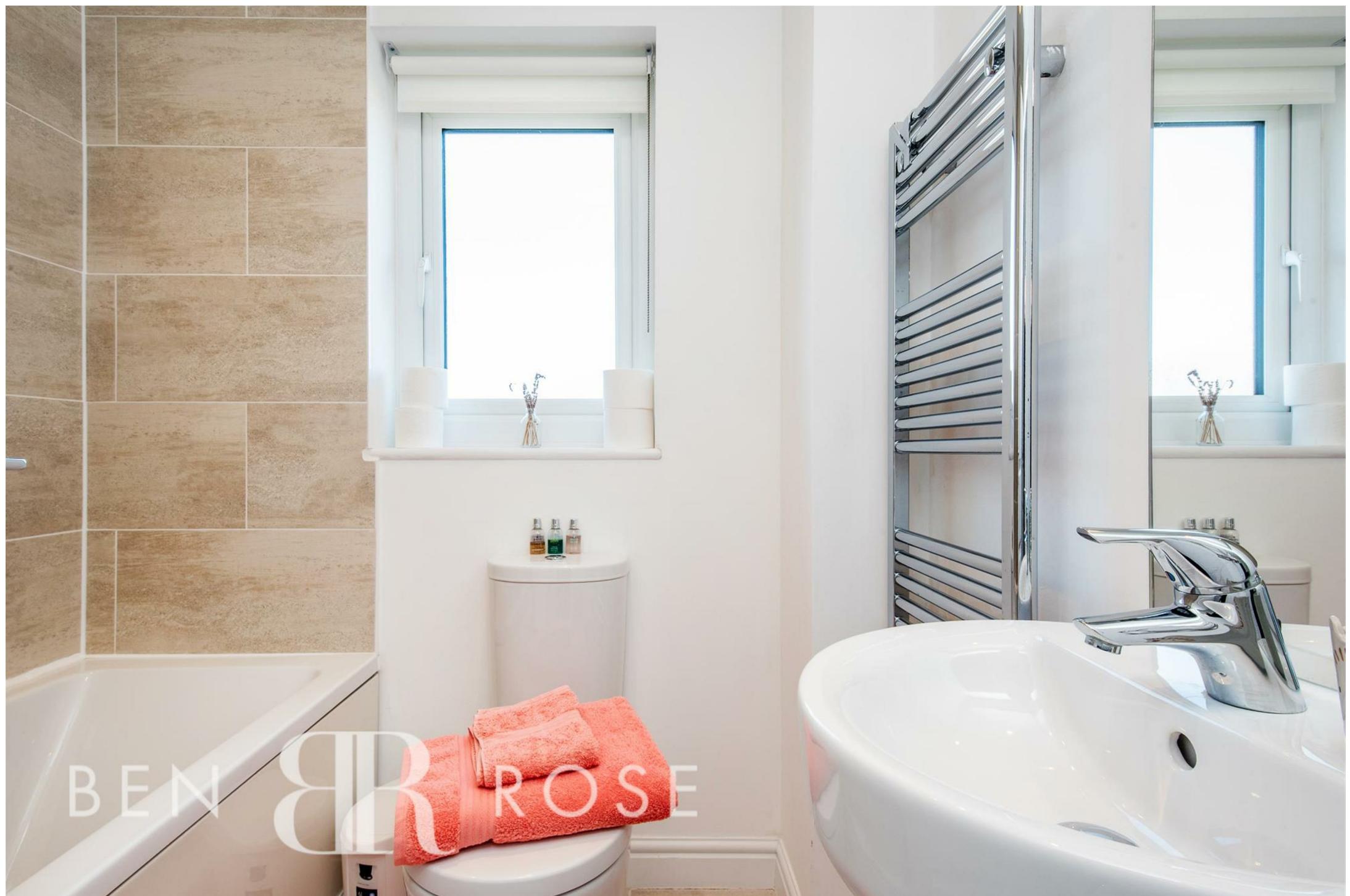




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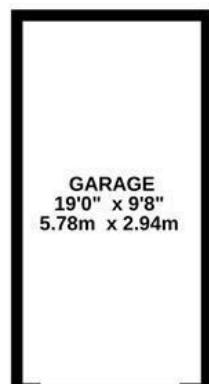
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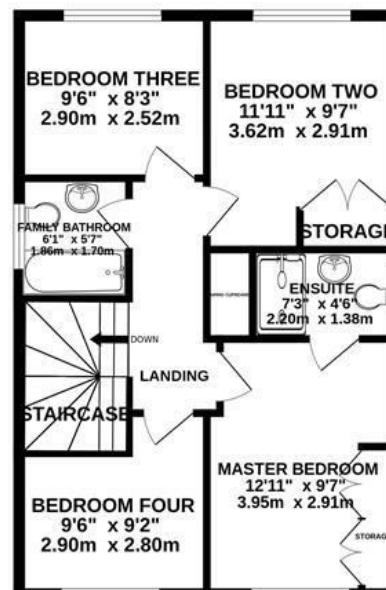
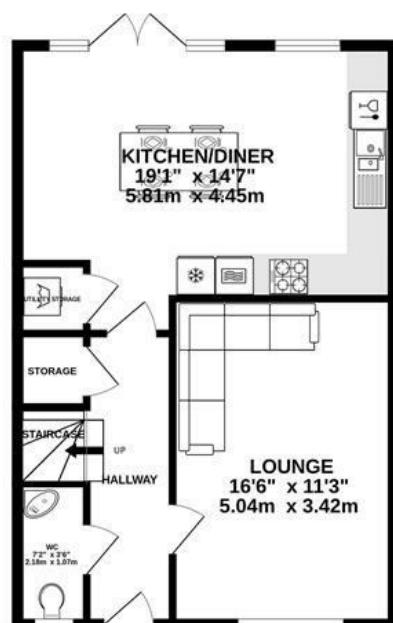


# BEN ROSE

GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.1 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		94
(81-91) B	84	
(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 (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	

