



## Millbrook Close, Wheelton, Chorley

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, situated on a peaceful cul-de-sac in the highly sought-after village of Wheelton, Chorley. Offering spacious and well-maintained accommodation throughout, this property is perfectly suited to families looking for a home in a quiet yet well-connected location. Wheelton is renowned for its attractive village atmosphere, scenic countryside surroundings and excellent access to local amenities, including shops, pubs, cafés and highly regarded schools. The nearby towns of Chorley and Blackburn provide a wider range of retail and leisure facilities, whilst excellent transport links are available via regular bus routes, nearby train stations at Chorley and Buckshaw Parkway, and convenient access to the M61 and M65 motorways, making commuting across the North West straightforward.

Entering the home through the vestibule, you are welcomed into the spacious lounge, a warm and inviting reception room that provides an ideal space for relaxing with family or entertaining guests. The lounge flows naturally through to an internal hallway, where stairs rise to the first floor. Continuing through, you will find the generously sized kitchen diner, offering ample worktop space, a range of cupboards, several integrated appliances and a practical breakfast bar, creating a sociable hub of the home. Just off the kitchen is a useful utility room, providing additional storage and workspace, along with a convenient ground floor WC.

To the first floor, the landing provides access to three well-proportioned bedrooms. The master bedroom is particularly impressive, benefiting from built-in wardrobes, excellent floor space and a private shower en-suite. The remaining bedrooms are ideal for children, guests or those requiring a home office. Completing the accommodation is the modern family bathroom, finished to a high standard and fitted with contemporary fixtures and fittings.

Externally, the property enjoys excellent kerb appeal with a driveway to the front providing off-road parking, complemented by mature flower beds that add colour and character to the frontage. Positioned within a quiet cul-de-sac, the home benefits from a peaceful setting with minimal passing traffic. To the rear is a generously sized enclosed garden featuring a large paved seating area, perfect for outdoor dining and entertaining during the warmer months, alongside a lawned area, established flower beds and a useful storage shed. Surrounded by fencing for added privacy, the garden offers a fantastic outdoor space for families to enjoy. Combining spacious living accommodation, a desirable village location and excellent outdoor space, this is a wonderful opportunity to acquire a family home in one of Chorley's most popular residential settings.

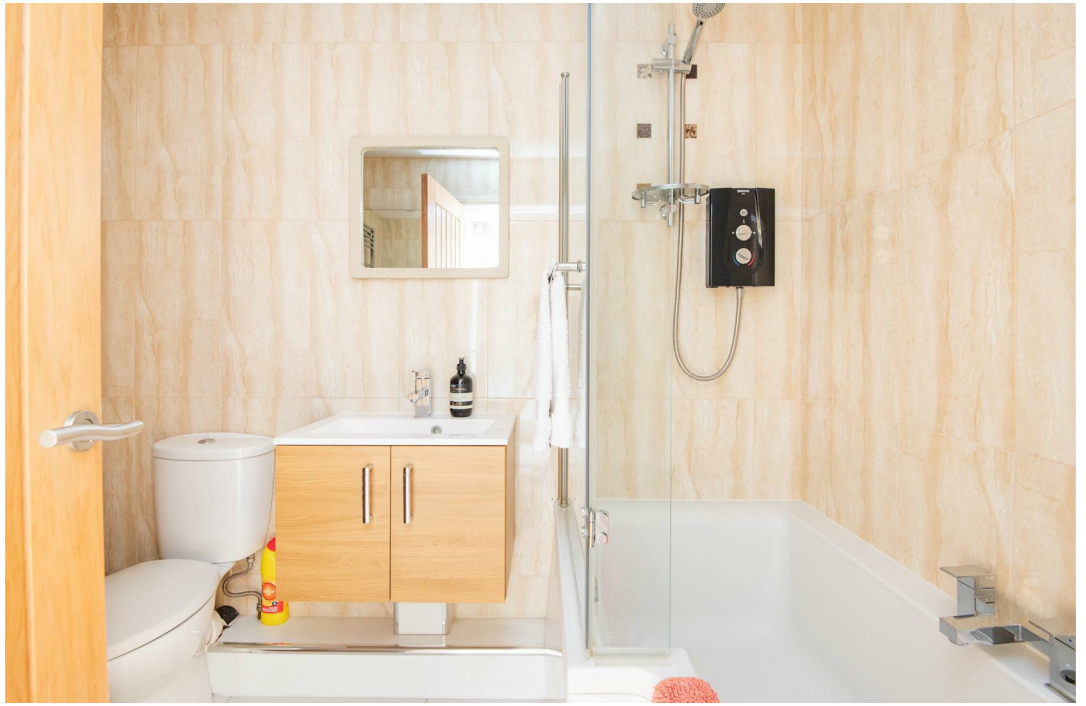






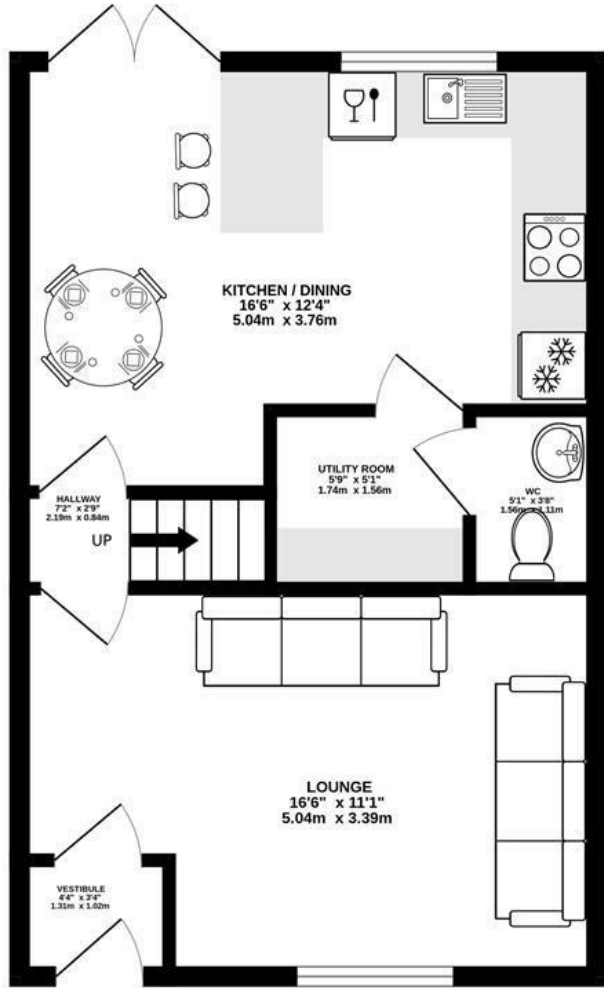




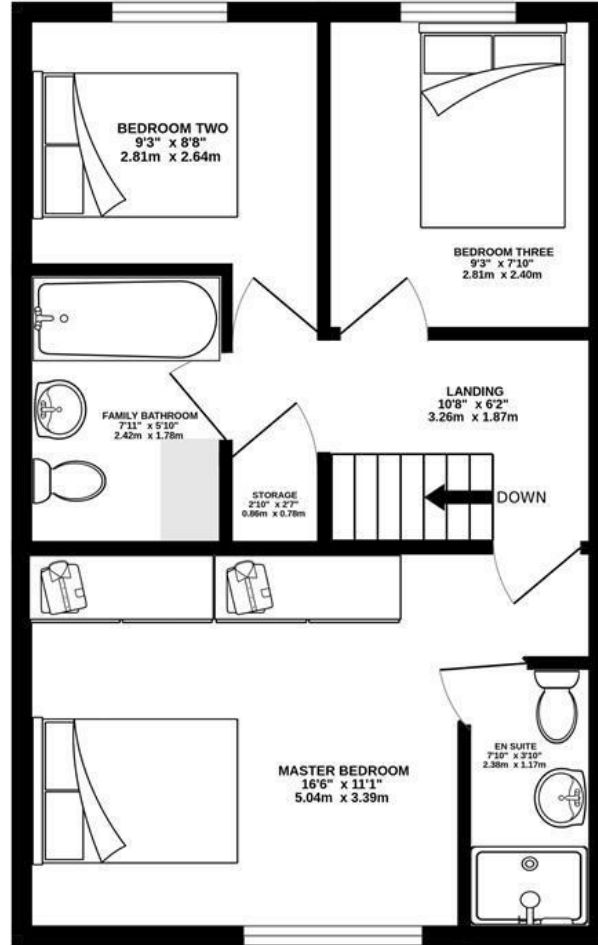


# BEN ROSE

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

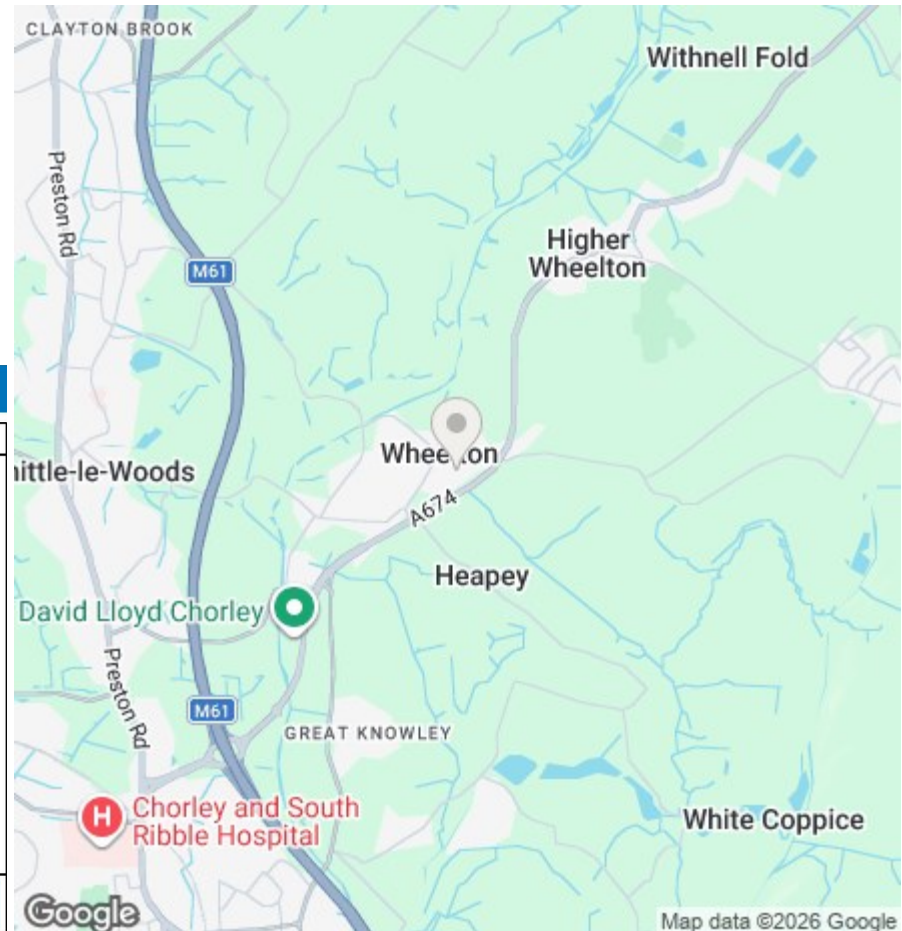


TOTAL FLOOR AREA : 870 sq.ft. (80.9 sq.m.) approx.

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>                            |                         |           |
| (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 |           |