



Whitley Drive, Buckshaw Village, Chorley

Offers Over £334,995

Ben Rose Estate Agents are pleased to present to market this delightful, four-bedroom, detached property set on a quiet cul de sac, in the highly desirable Buckshaw village. This family home offers the perfect blend of tranquility and convenience. With excellent travel links and an array of amenities close by, and plenty of versatile space throughout.

Upon entering the property, you are greeted by an inviting entrance hall where you'll find access to all ground floor rooms. The ground floor boasts a spacious lounge adorned with a large front-facing window, allowing for an abundance of natural light. Across the hall you'll find access to the integral garage and stairs leading to all first floor rooms.

Located at the end of the hall is the modern kitchen/diner. Spacious enough to accommodate a 6-person family dining table, here you'll find a set of patio doors leading out into the garden, and creating a seamless indoor-outdoor flow.

The kitchen itself features ample worktops and a range of integrated appliances, including a fridge/freezer, hob/oven, and microwave. Adjacent to the kitchen, the dining room leads into a utility room, providing additional access to the garden and the convenience of a downstairs WC. The utility room also houses an integrated washer/dryer, and a storage cupboard just off the entrance hall completes this level, ensuring ample space for your coats and shoes.

Moving to the first floor, you'll find four generously sized double bedrooms. Two of the bedrooms boast built-in wardrobes, with the master bedroom benefitting from a three-piece ensuite/shower room. A good-sized storage cupboard off the landing ensures practicality and organisation.

The three piece family bathroom located at the end of the landing features a bath and an over-the-bath shower, additionally bedroom four presents itself as a perfect space for either a bedroom or a home office/study.

Stepping outside, you'll find the large south facing rear garden, offering a harmonious blend of both lawned and flagged areas, perfect for outdoor activities, relaxation, and entertaining. Other notable features include a fully boarded loft with light and easy access pull down ladder.

In summary, this wonderful property offers versatile, spacious rooms, enhanced by an array of desirable features. The delightful surroundings, ample amenities, and excellent travel links make it an ideal choice for those seeking a peaceful yet convenient lifestyle. Don't miss the opportunity to make this house your dream home.





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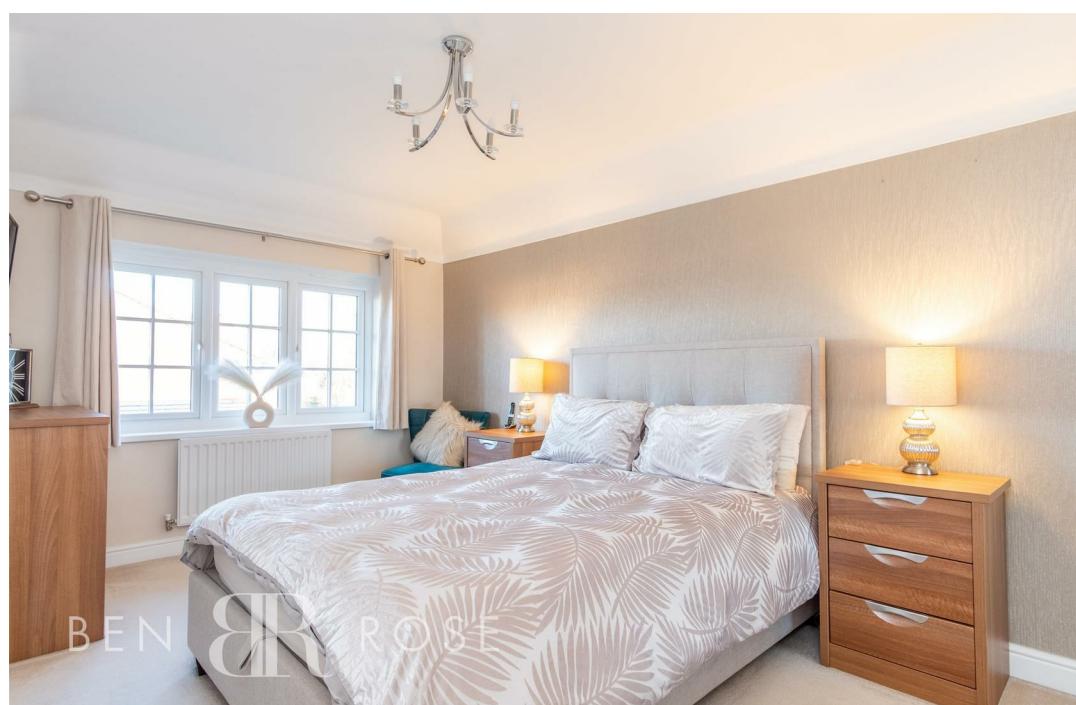




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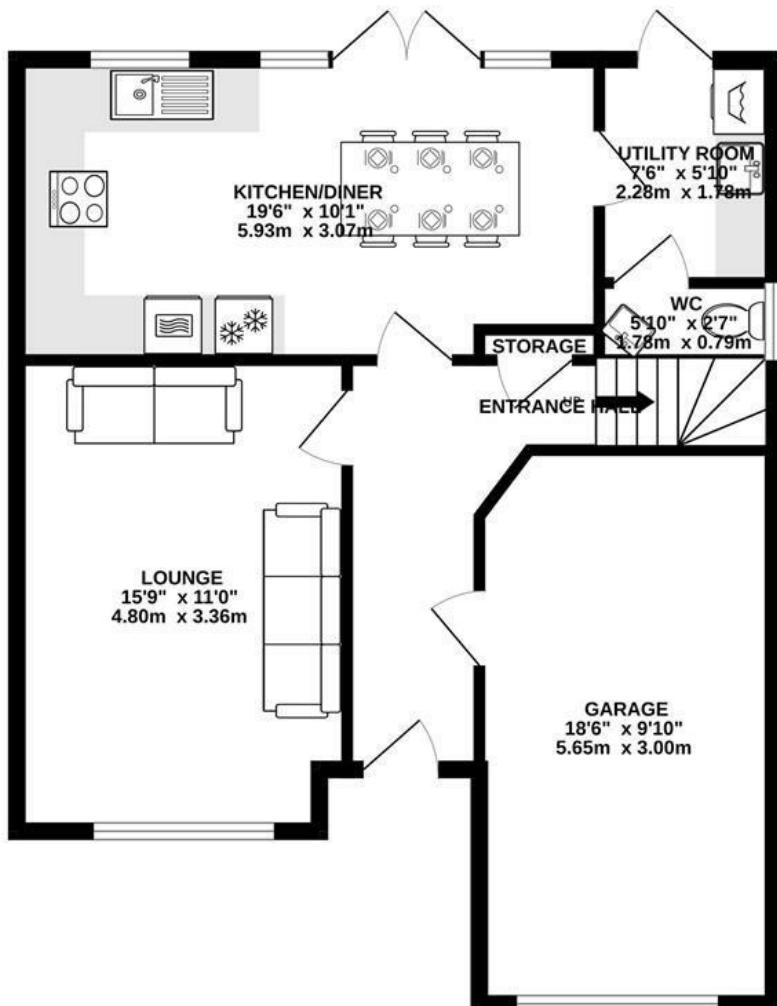
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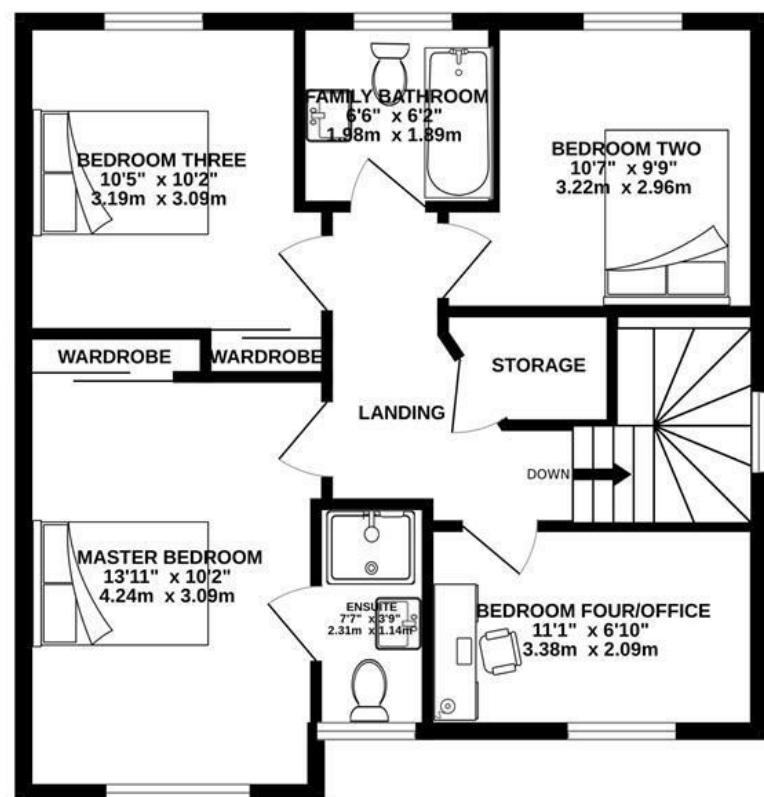
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GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		93
(81-91) B	83	
(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 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	