



**Willow Drive, Charnock Richard, Chorley**

**Offers Over £324,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, situated in the highly sought-after village of Charnock Richard, Chorley. This uniquely finished property boasts a modern interior with subtle industrial styling throughout, creating a stylish yet welcoming environment ideal for family living. The home has been thoughtfully upgraded, including new pipe work and radiators for the central heating system and new double glazing throughout, ensuring comfort and efficiency. Charnock Richard offers a peaceful semi-rural setting whilst still benefiting from excellent local amenities, including nearby shops, well-regarded schools, and leisure facilities. The property is ideally positioned for commuters, with easy access to the M6 and M61 motorways, as well as nearby train stations in Chorley and Euxton, providing direct links to Manchester, Preston, and beyond.

Upon entering the home, you are welcomed by an inviting entrance hall that provides access to the first floor staircase and leads through to the main living areas. The lounge is positioned to the front of the property and benefits from a charming bay window, allowing for plenty of natural light and creating a cosy yet spacious setting for relaxation. To the rear, you will find the heart of the home — a large open-plan kitchen and dining space. The kitchen is fitted with modern cabinetry, multiple integrated appliances, and a convenient breakfast bar, perfect for casual dining or entertaining. The dining area enjoys pleasant views over the rear garden and offers ample space for family meals and gatherings.

Heading upstairs, the landing leads to four well-proportioned bedrooms. Three of these are generous double rooms, ideal for family members or guests, whilst the fourth bedroom offers versatility as a child's room, home office, or hobby space. The accommodation is complemented by a modern family bathroom, finished to a high standard, along with a separate WC that also benefits from a fitted shower, adding further convenience for busy households.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, alongside a well-maintained lawn and attractive raised flowerbeds. The garage offers additional storage or secure parking and has the added benefit of plumbing, allowing it to double as a utility space if required. To the rear, you will find a generously sized, lawned garden enclosed by fencing, offering a safe and private outdoor space ideal for children and entertaining. This is a superb opportunity to acquire a stylish, move-in ready family home in a desirable location, combining modern living with excellent convenience.







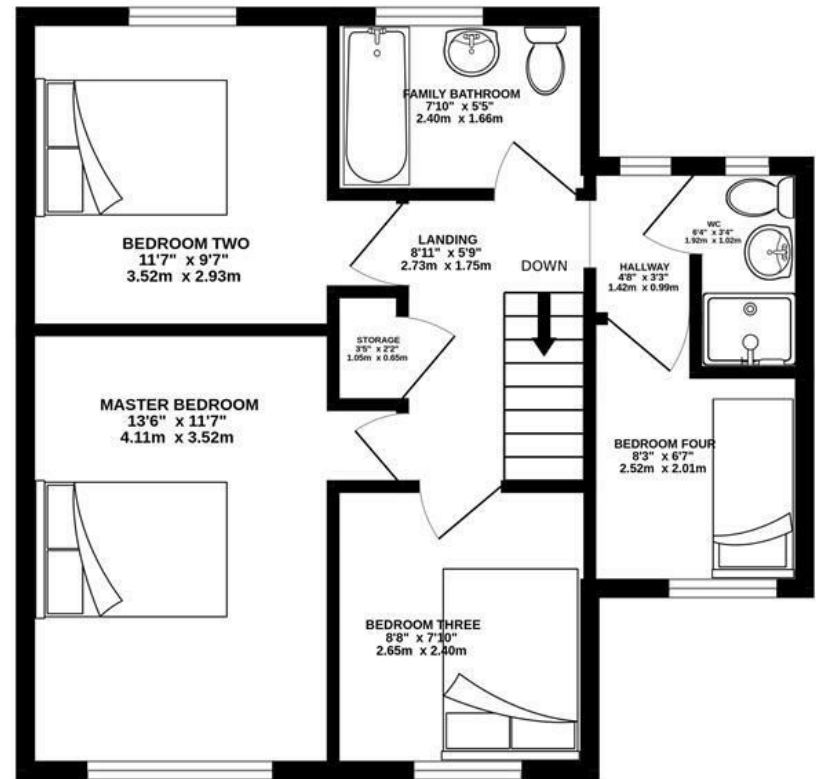
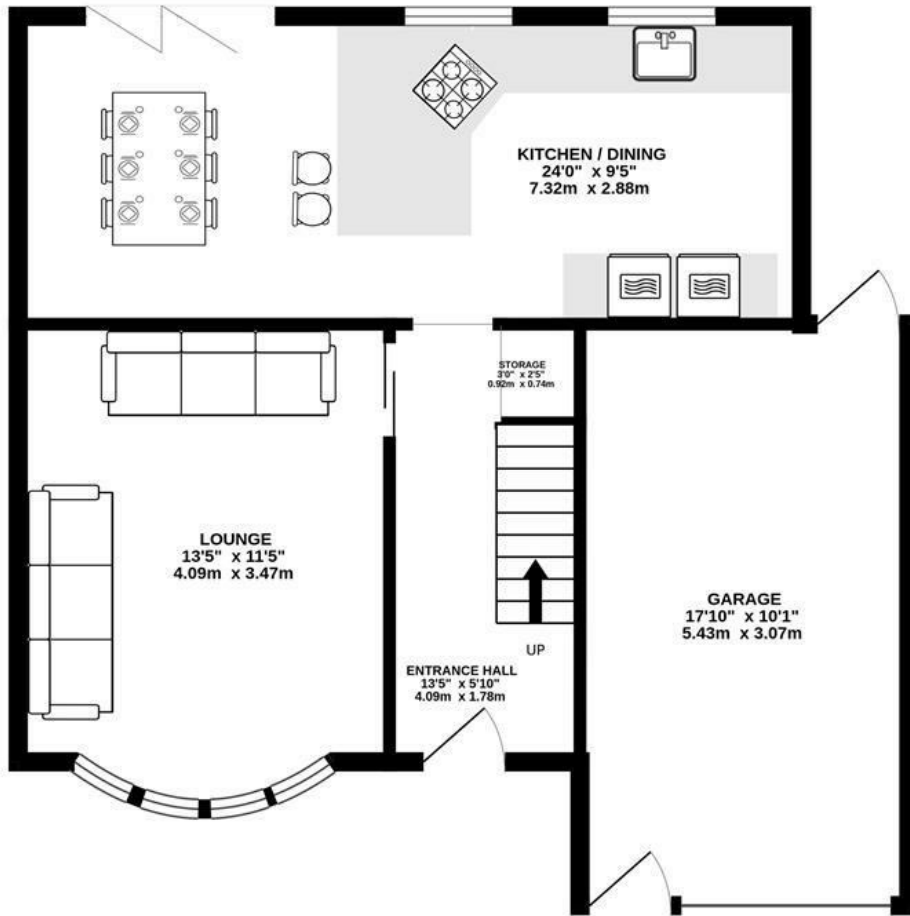






GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.

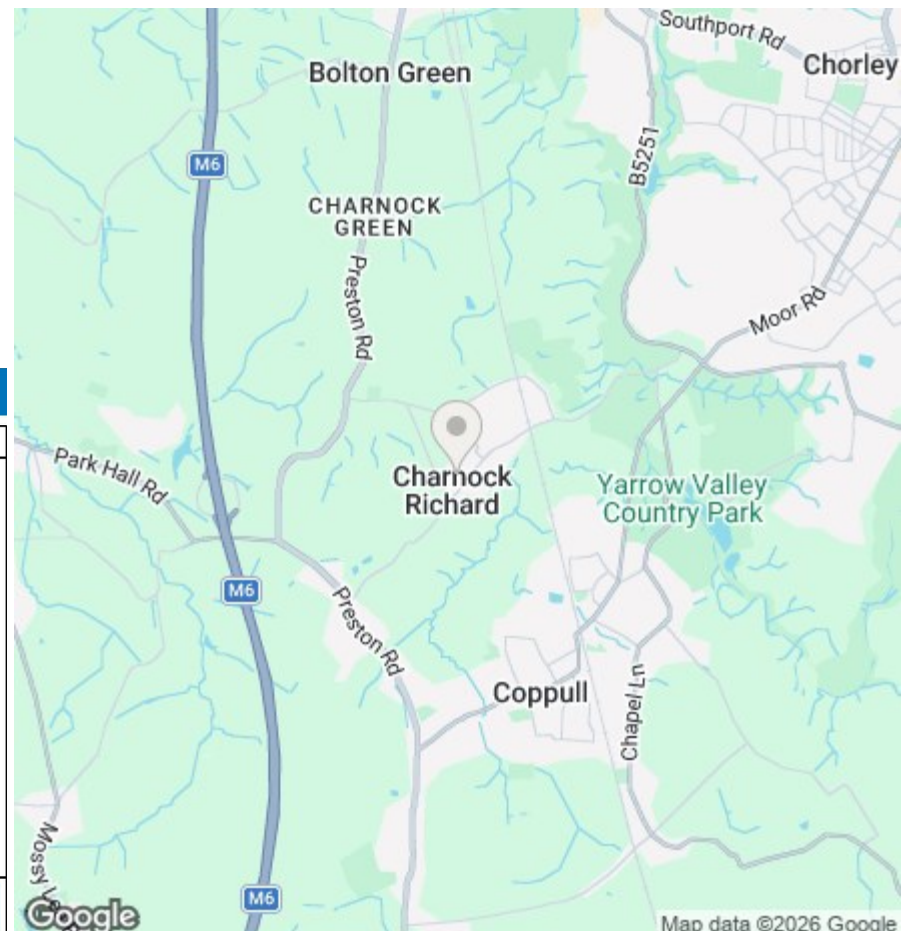


TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

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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### 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>		<b>79</b>
(55-68) <b>D</b>	<b>56</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	