



**redrose**

**60 Whitley Drive**

Buckshaw Village, Chorley, PR7 7JY

This beautifully presented, spacious executive 3 double bedroom detached home, ideal for modern family living. The property features a bright hallway, large lounge, stylish open-plan kitchen/diner with integrated appliances, utility room, and downstairs W.C. Upstairs offers a generous master bedroom with three-piece en-suite, two further double bedrooms, and a contemporary family bathroom. Outside boasts a landscaped rear garden, private driveway and integral garage. Solar panels make the property energy efficient. The property is in a sought-after development, and in a great catchment area to local 'Good' rated schools, parks, and transport links, this family home has space and style.

**Offers In Region Of £360,000**

EPC Rating '83 B'







## Property Description

### HALLWAY

6' 5" x 10' 11" (1.98m x 3.34m) Front door with leaded glass inserts leads to hallway with stairs to first floor, ceiling light point, radiator and panelled doors to lounge and kitchen/diner. Wood effect flooring flows through to the kitchen/diner and utility, WC.

### LOUNGE

11' 3" x 16' 0" (3.45m x 4.90m) This is a spacious lounge, with a large bay to front with double glazed leaded window. Ceiling light point, radiator and door to hallway.

### KITCHEN/DINER

11' 3" x 21' 4" (3.44m x 6.52m) This stylish open-plan kitchen/dining room is the heart of the home, designed for both everyday family living and entertaining. The contemporary shaker-style Symphony kitchen features double electric oven with four ring gas hob, integrated fridge, freezer and dishwasher, along with ample work surfaces and plenty of storage. The dining space comfortably accommodates a large table



for family meals or dinner parties

Sliding French doors lead to the rear garden creating a bright and airy atmosphere that effortlessly blends indoor and outdoor living.

#### UTILITY ROOM

6' 9" x 5' 9" (2.08m x 1.77m) The practical utility room leading from the kitchen, provides stylish base units and work tops to give additional storage. Stainless steel sink drainer and mixer tap, with space for separate. Side door access to the rear garden.

#### CLOAKROOM

5' 10" x 3' 7" (1.78m x 1.10m) Conveniently located off the utility, the downstairs W.C. is modern and thoughtfully designed, featuring low level wc and washbasin with mixer tap and wood effect flooring, radiator and ceiling light point

#### FIRST FLOOR

Stairs leading to first floor landing with panelled doors to all rooms.

#### MASTER BEDROOM

13' 1" x 11' 1" (4.00m x 3.40m) The generous master bedroom is beautifully appointed and served by a sleek en-suite bathroom. Filled with natural light



#### EN SUITE

3' 10" x 7' 10" (1.19m x 2.40m) Fitted with a three piece suite comprising walk-in tiled double shower cubicle, wash hand basin with mixer tap and low level W.C. Heated chrome towel radiator part tiled walls and tiled flooring.

#### BEDROOM TWO

11' 5" x 12' 4" (3.49m x 3.77m) This well-proportioned large double bedroom offers plenty of space with door leads to the walk in cupboard. Ceiling light points and radiator.



#### WALK IN CUPBOARD

10' 0" x 4' 0" (3.07m x 1.24m) Fabulous space ideally used as a walk-in wardrobe or great storage.

#### BEDROOM THREE

10' 0" x 11' 7" (3.07m x 3.55m) Another spacious double bedroom overlooking the rear aspect.







#### BATHROOM

8' 3" x 8' 7" (2.52m x 2.62m) The family bathroom is thoughtfully designed with a modern three-piece suite, including a bath with overhead shower and shower screen, a washbasin with chrome mixer taps, and a low-level W.C. Part tiled walls and flooring and heated chrome towel radiator.

#### GARAGE

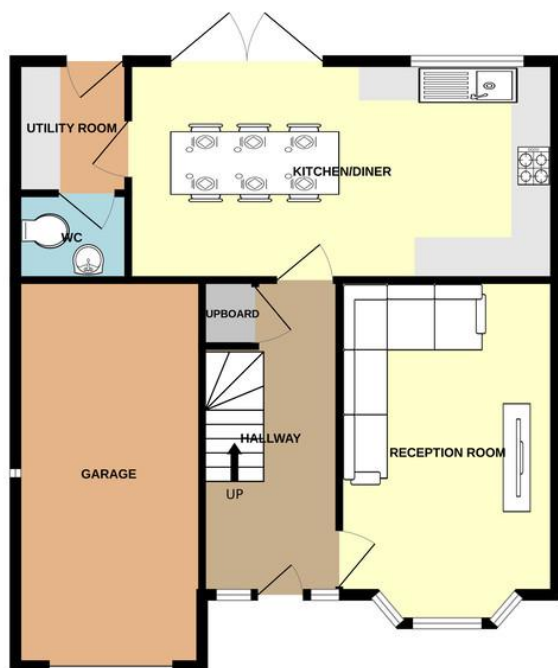
19' 6" x 9' 1" (5.96m x 2.78m) Accessed via up and over door to the front with ceiling light point and power. Double width driveway in front.



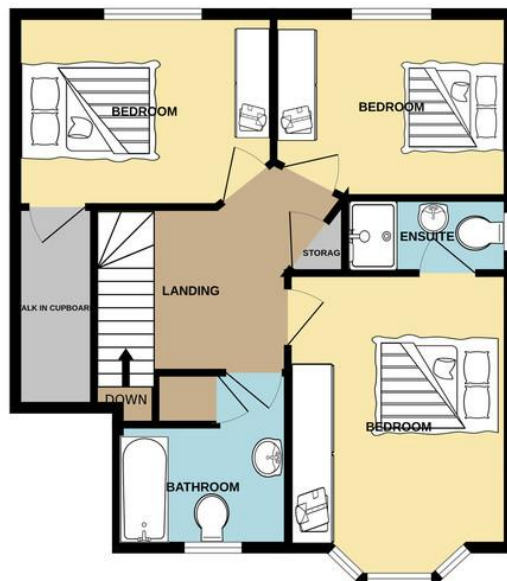




GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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