

FOR SALE

45, Whitley Drive, Buckshaw Village, PR7 7JY

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



## 45, Whitley Drive, Buckshaw Village, PR7 7JY

*Stylish four bed detached family home with sun room extension to rear*

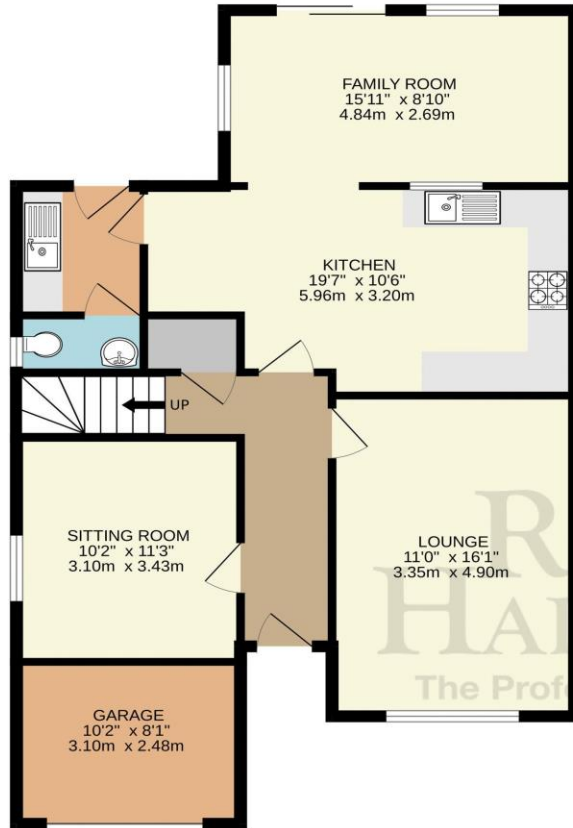


- Stylish modern detached home
- Stylish sun room extension
- Upgraded accommodation
- Urban village / Excellent travel links
- Four good sized bedrooms
- Converted garage / home office
- Solar panels, GCG & double glazing
- 1484 SQ.FT.

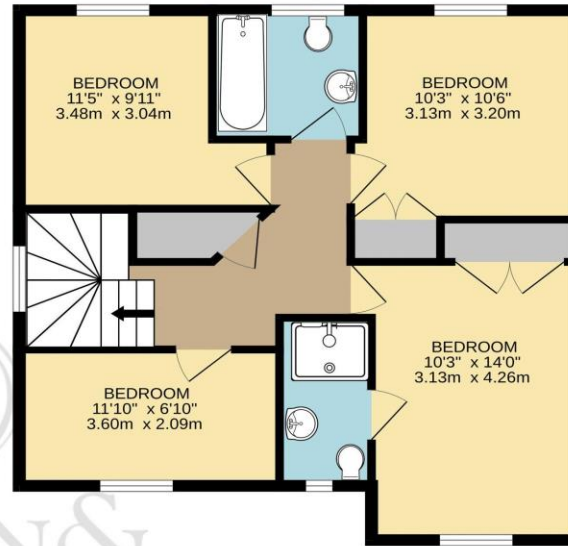
Offering the generous specification and quality expected of a Redrow property this exclusive arts and craft style modern home has been significantly upgraded by the current owners who have skillfully enhanced with a stylish extension to rear and clever interior design to create a distinctive high quality family home. 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. Across the hall the part of the garage has been thoughtfully converted into additional living space, currently serving as an office with a window to side whilst retaining a good amount of storage in the garage. Continuing through, you'll discover a modern kitchen/diner, spacious enough to accommodate a 6-person family dining table with open access into a sun room extension with vaulted ceiling, velux window and sliding patio doors allowing for an abundance of natural light. The ground floor also has the convenience of a WC and utility room. Upstairs there are four generously sized double bedrooms, offering versatility and space for all. Two of the bedrooms boast built-in wardrobes, with the master bedroom also benefitting from a three-piece ensuite/shower room. A good-sized storage cupboard off the landing ensures practicality and organisation. The family bathroom located at the end of the landing features a bath and an over-the-bath shower, catering to all your needs. Both bathrooms upstairs have been upgraded over the normal builders specification and are fully tiled. Other notable features of this property include gas central heating, full double glazing solar panels ensuring energy efficiency. Boasting a corner plot in a delightful cul-de-sac setting on the easterly side of Buckshaw Village the house is nestled amidst picturesque surroundings in this exciting urban village where residents can enjoy a wealth of dedicated facilities.



**GROUND FLOOR**  
854 sq.ft. (79.3 sq.m.) approx.



**1ST FLOOR**  
630 sq.ft. (58.5 sq.m.) approx.

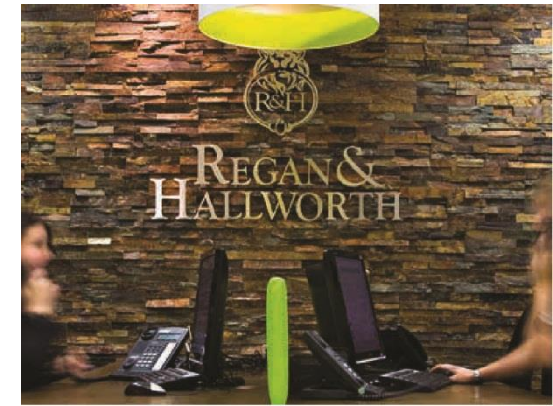


TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.

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. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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