



Whitley Drive, Buckshaw Village, Chorley

Offers Over £314,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom detached home, located in a quiet cul-de-sac in the highly sought-after Buckshaw Village, Lancashire. Perfectly suited for families, this immaculate property offers modern living in a vibrant community. Buckshaw Village boasts an array of local amenities, including highly regarded schools, supermarkets, and leisure facilities. The home benefits from excellent transport links, with Buckshaw Parkway train station less than a ten minute walk away offering direct routes to Manchester and Preston, while the M6 and M61 motorways are just a short drive away, making it ideal for commuters. Nearby towns such as Chorley and Leyland offer additional shopping, dining, and entertainment options.

As you step into the home, you are welcomed by a bright and spacious reception hall that leads into the beautifully decorated front lounge. This inviting space is perfect for relaxing with family. Towards the rear of the home, you'll find the stunning open-plan kitchen/diner, presented to a high standard and featuring an array of integrated appliances. The space offers ample room for a large family dining table, with sliding doors that open seamlessly into the rear garden, allowing for indoor-outdoor living. There is also a convenient utility cupboard and a modern WC to complete the ground floor.

Moving to the first floor, the home has three generously sized bedrooms, each offering ample space for storage and comfort. The master bedroom benefits from its own private en-suite, adding a touch of luxury to the space. The remaining bedrooms are well-proportioned, perfect for children or a home office if needed. The modern three-piece family bathroom features a sleek design and includes an over-the-bath shower, catering to the needs of a growing family.

Externally, the property is equally impressive. To the front, a well-maintained lawn sits alongside a driveway leading to a single detached garage, providing ample off-road parking. The rear south-facing garden is both private and beautifully presented, offering a lovely seating area ideal for outdoor dining and entertaining, with a neatly maintained lawn just beyond.

This stunning family home, set in a desirable location with excellent amenities and transport links, offers an ideal living environment for families looking to settle in Buckshaw Village.

















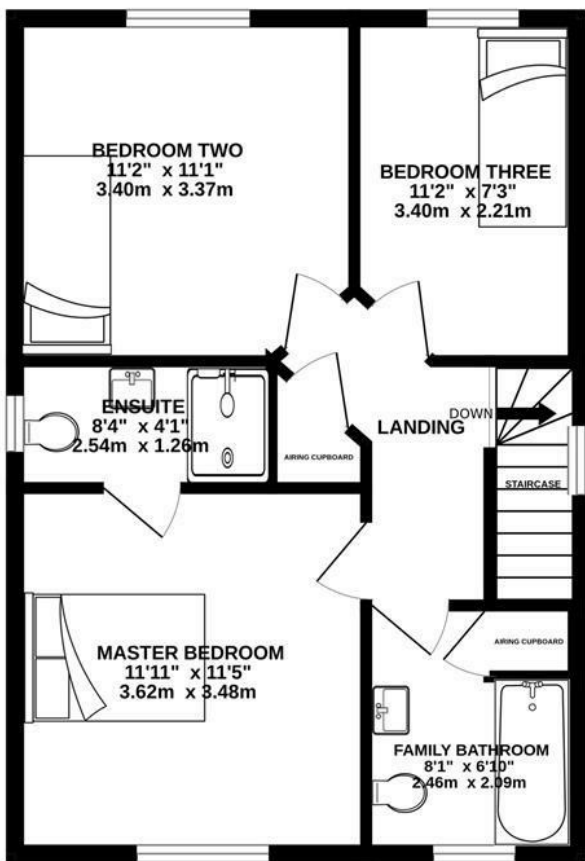
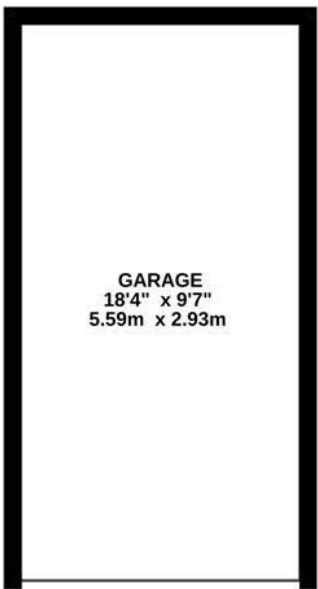
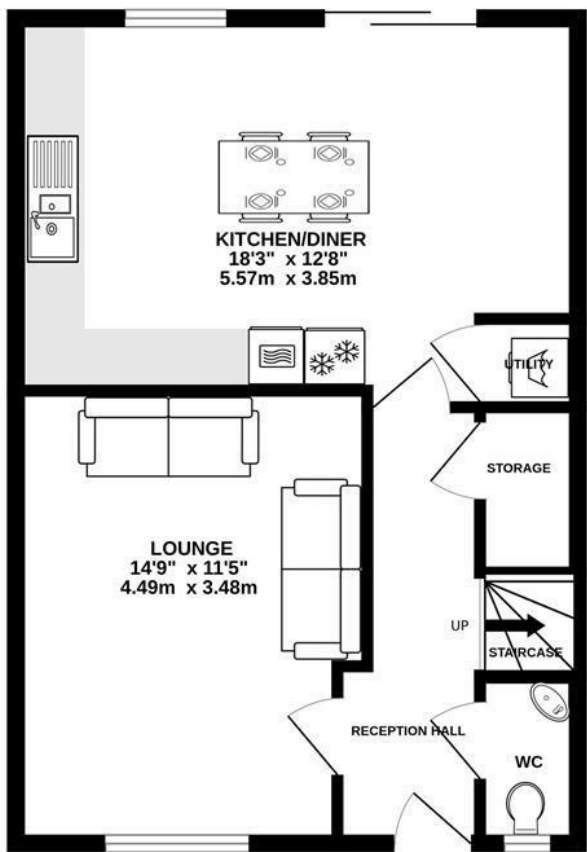




BEN ROSE

GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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.
Made with Metropix ©2025



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) 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	

