



## Westland Place, Buckshaw Village, Chorley

**Offers Over £509,995**

Ben Rose Estate Agents are pleased to present to market this immaculate five-bedroom detached property, located in the highly sought-after area of Buckshaw Village. Nestled in a quiet cul-de-sac, this beautiful home would make an ideal family residence, offering generous space throughout. The property is conveniently situated just a short drive from both Chorley and Leyland, and is surrounded by excellent local schools, supermarkets, and amenities. Fantastic travel links are also available via the nearby Buckshaw Parkway train station, as well as the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, which provides access to most of the ground floor rooms, including integral access to the attached double garage. To the left, you will find the spacious lounge, featuring a stunning bay window overlooking the front aspect and a stylish electric fireplace. Continuing through, you arrive at the open-plan kitchen, dining, and family room at the rear of the property. This beautifully designed space boasts a contemporary fitted kitchen with newly installed quartz worktops. It includes an integrated fridge, freezer, and dishwasher, along with a brand-new range-style oven and hob, complemented by a convenient breakfast bar.

The central area offers ample space for a large family dining table, while the far end features an additional sitting area, highlighted by a stylish illuminated media wall. Two sets of double patio doors flood the room with natural light and provide seamless access to the garden.

Just off the kitchen, a practical utility room offers additional storage and space for freestanding appliances. A single door leads to the side of the property, where an enclosed side return provides practical outdoor storage with gated access to the rear garden. Completing the ground floor, a newly remodeled WC is conveniently located off the entrance hallway.

Upstairs, you will find five well-proportioned double bedrooms. The master bedroom boasts bespoke fitted wardrobes with a built-in entertainment unit, as well as a private ensuite bathroom with a separate shower. Bedroom two also benefits from an ensuite shower room. Bedroom five has been stylishly converted into a modern office space, featuring a bespoke fitted desk and illuminated wall storage, adding versatility to the home.

The loft is partially boarded for storage and features a convenient pull-down ladder for easy access.

Externally, the front of the property includes a private driveway with off-road parking for two vehicles and a dedicated EV charger. The attached double garage provides excellent storage and is currently utilized as both a gym and storage space.

To the rear, the beautifully maintained south-facing garden features a large lawn and a well-kept patio area—perfect for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate all this property has to offer. Options are available to purchase selected furnishings, subject to discussion. For more details, please contact our office.





































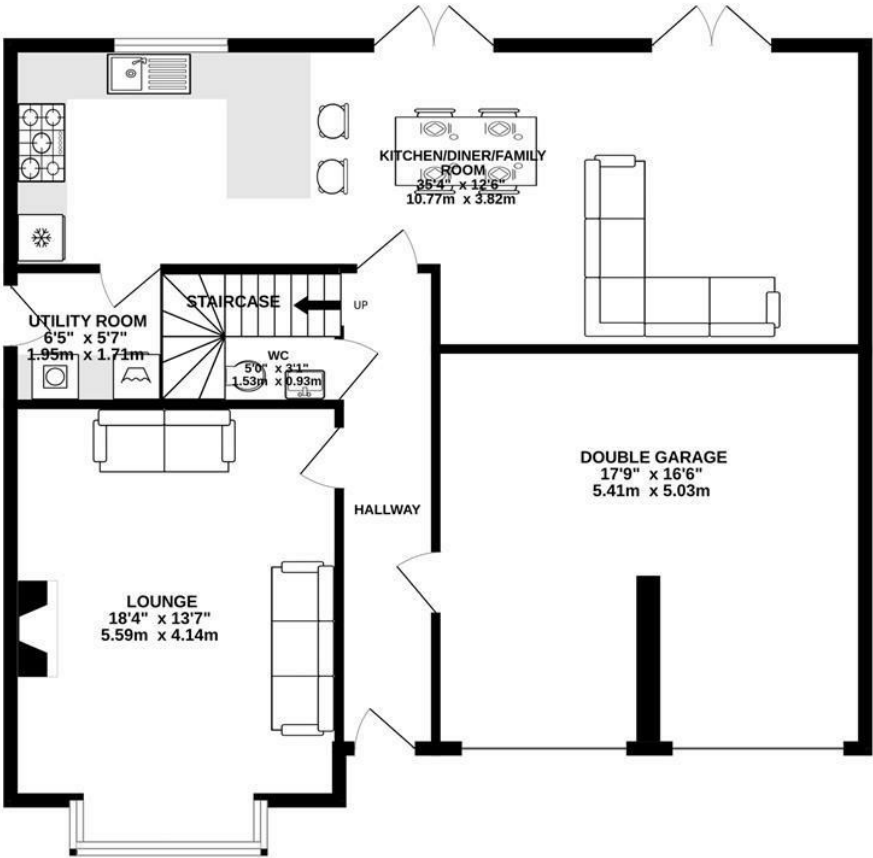




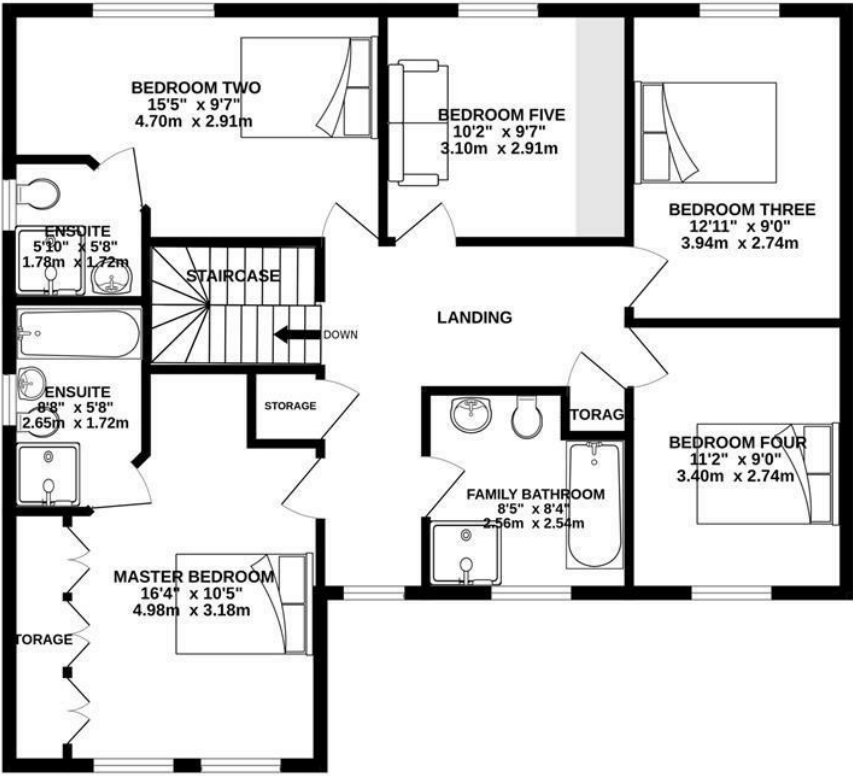


# BEN ROSE

GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 1980 sq.ft. (184.0 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 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	88	88
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		