



## Millbrook Close, Wheelton, Chorley

**Offers Over £334,995**

Ben Rose Estate Agents are pleased to present to market this stunning, three-bedroom link-detached property in the highly sought-after village of Wheelton, Lancashire. This exceptional home has been completely renovated throughout to an incredibly high standard, offering a modern and stylish living space perfect for families. The property is ideally located in a charming village setting while benefiting from excellent travel links. The M61 and M65 motorways are easily accessible, providing quick routes to nearby towns and cities such as Chorley, Preston, and Blackburn. Wheelton also offers convenient bus links and is within close proximity to Chorley train station, making commuting a breeze. The area is well-served by local amenities, reputable schools, and picturesque countryside walks, making it an ideal choice for families.

As you step into the home, you are greeted by a welcoming reception hall that sets the tone for the elegance within. To the front, there is a versatile playroom, perfect for younger children or as a home office. Moving through, you'll find the spacious front lounge, complete with a stylish media wall and a cosy fireplace that adds warmth and charm. The heart of the home is the impressive open-plan kitchen/diner/snug, a truly breathtaking space designed for modern family living. The contemporary kitchen boasts integrated appliances, including dual fridge/freezers, a dishwasher, and an oven, all complemented by a sleek central island with a breakfast bar. Large bi-folding doors flood the space with natural light and seamlessly open onto the garden, creating an ideal space for entertaining. The snug area and family dining space further enhance this sociable layout. Completing the ground floor is a convenient utility room with access to a WC.

Upstairs, the first floor continues to impress with three well-proportioned bedrooms. The master bedroom is a luxurious retreat, featuring a dedicated dressing room that adds a touch of indulgence. The remaining two bedrooms offer ample space for family members or guests. The highlight of the first floor is the opulent four-piece family bathroom, which includes a freestanding bath, a walk-in shower, a wash basin, and a WC, all finished to an exceptional standard.

Externally, the property offers a driveway to the front with space for up to three cars, providing ample off-road parking. To the rear, the beautifully landscaped garden is a true haven, featuring a raised seating area that steps down to an astro-turfed lawn bordered by well-tended plant beds. This outdoor space is perfect for relaxation and entertaining during the warmer months.

This exceptional family home, with its contemporary design and desirable location, offers a rare opportunity to acquire a move-in-ready property in Wheelton. Viewing is highly recommended to fully appreciate the quality and charm this home has to offer.



































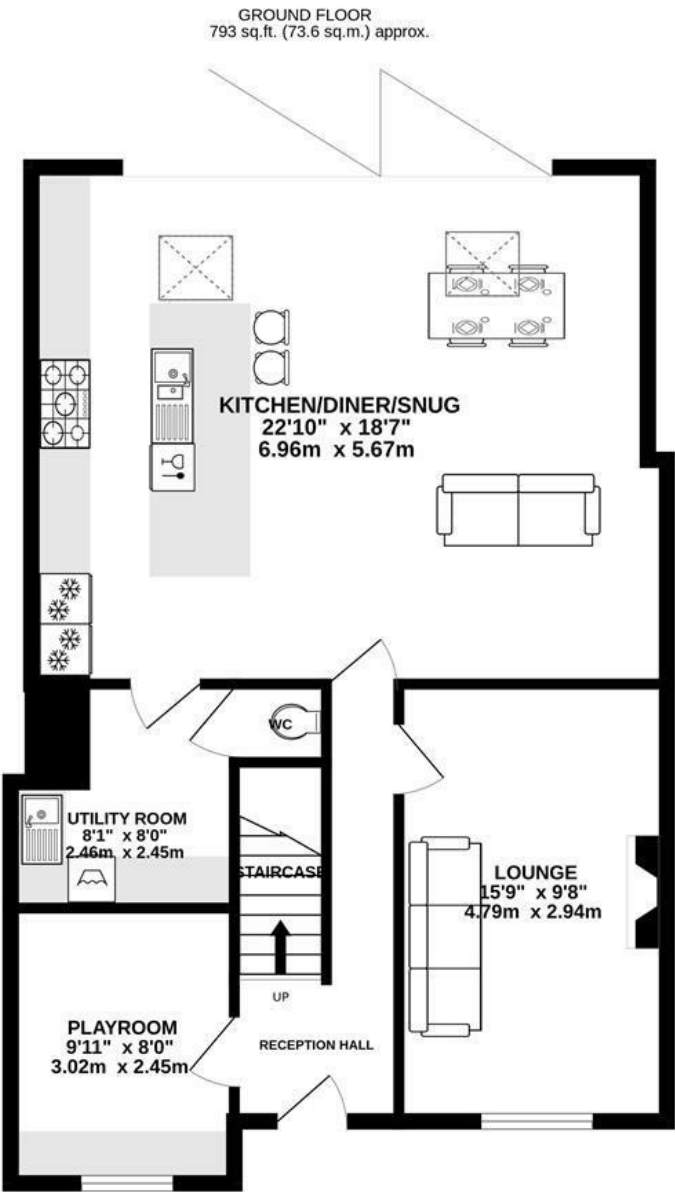








# BEN ROSE



TOTAL FLOOR AREA: 1178 sq.ft. (109.5 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
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

