



**redrose**

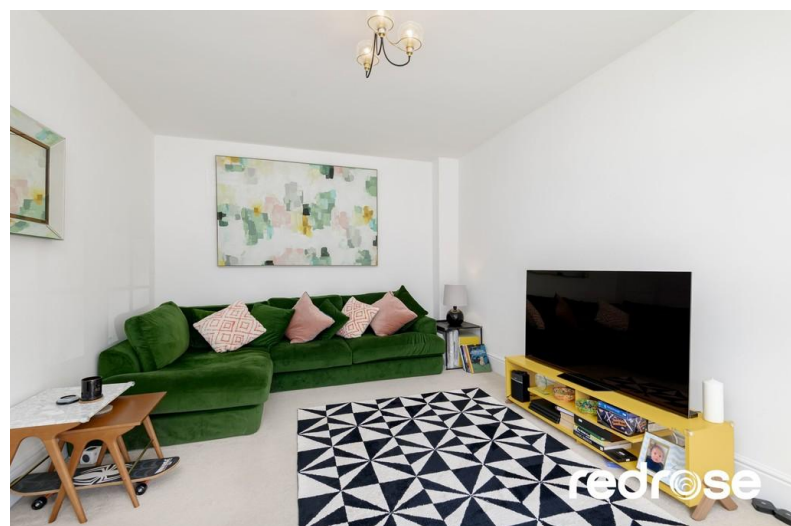
**57 Whitley Drive**

Buckshaw Village, Chorley, PR7 7JY

This Stunning 'Stratford' family home built by Redrow just 2 years ago as part of their heritage range is beautifully presented throughout. With a fabulous kitchen/dining room to the rear, four great size bedrooms, large lounge and detached garage with driveway for several vehicles. In a quiet Cul de sac location, this property must be viewed.

**Offers Over £325,000**

EPC Rating '84'





## Property Description

### HALLWAY

A bright, stylish corridor with sleek flooring and soft lighting, offering a seamless flow between rooms. Modern finishes add a clean, welcoming touch. Stairs rising to the first floor and radiator.

### LOUNGE

16' 6" x 11' 3" (5.03m x 3.43m) This elegant lounge offers a perfect blend of comfort and style, with generous seating, soft lighting, and tasteful décor. Double glazed windows invite natural light, creating a warm and airy atmosphere ideal for relaxing, socializing, or entertaining guests. Double panel radiator.

### KITCHEN/DINER

19' 1" x 14' 7" (5.82m x 4.44m) This contemporary kitchen diner offers a perfect balance of style and practicality. Featuring sleek cabinetry, generous worktop space, designed for both everyday cooking and entertaining. The open-plan layout flows into a spacious dining area, with plenty of natural light creating a warm, inviting





atmosphere ideal for family life or hosting guests. Integrated appliances comprising of an integrated double oven, fridge, freezer microwave and dishwasher.

#### DOWNSTAIRS W.C

A well-appointed two-piece downstairs cloakroom featuring a modern low-level WC and a sleek hand basin with integrated vanity unit. Stylish tiling and quality fittings create a clean, contemporary finish-offering both practicality and comfort for guests and everyday use.

#### LANDING

A bright and spacious landing that connects the rooms with ease. Featuring elegant finishes and natural light, it provides a welcoming transition between living spaces.

#### MASTER BEDROOM

12' 11" x 9' 7" (3.94m x 2.92m) A spacious and tranquil master bedroom designed for comfort and style. Large windows fill the room with natural light, while fitted wardrobes provide ample, organized storage. Elegant finishes throughout create a serene retreat perfect for rest and relaxation.



#### BEDROOM TWO

11' 11" x 9' 7" (3.63m x 2.92m) A comfortable double bedroom offering ample space and natural light. Neutral décor and practical storage options make it a versatile room, perfect for guests, children, or a home office.



#### ENSUITE

7' 3" x 4' 6" (2.21m x 1.37m) The adjoining ensuite bathroom features modern fixtures and a sleek design, completing this serene and private retreat. A stylish three-piece ensuite featuring a modern walk-in shower, elegant basin with vanity storage, and a sleek toilet. Finished with contemporary fixtures and tasteful tiling, it offers a private and refreshing space for everyday convenience.

#### BEDROOM THREE

9' 6" x 8' 3" (2.9m x 2.51m) A bright and inviting double bedroom featuring generous proportions and plenty of natural light. Thoughtfully designed with easy-to-use storage solutions and a neutral palette, ideal for relaxation or versatile use.



#### BEDROOM FOUR

9' 6" x 9' 2" (2.9m x 2.79m) A compact and functional single bedroom, perfect as a guest room, study, or child's space. Bright and airy, with smart storage options to maximize the room's potential.



#### FAMILY BATHROOM

6' 1" x 5' 7" (1.85m x 1.7m) A well-appointed family bathroom featuring a modern three-piece suite with a bathtub, basin, and toilet. Finished with stylish tiling and contemporary fixtures, it offers a practical and comfortable space for the whole household.

#### GARAGE

19' 0" x 9' 8" (5.79m x 2.95m) A spacious garage offering secure parking and additional storage space. Practical and convenient, it provides easy access to the home and protects vehicles from the elements.

#### EXTERNALLY

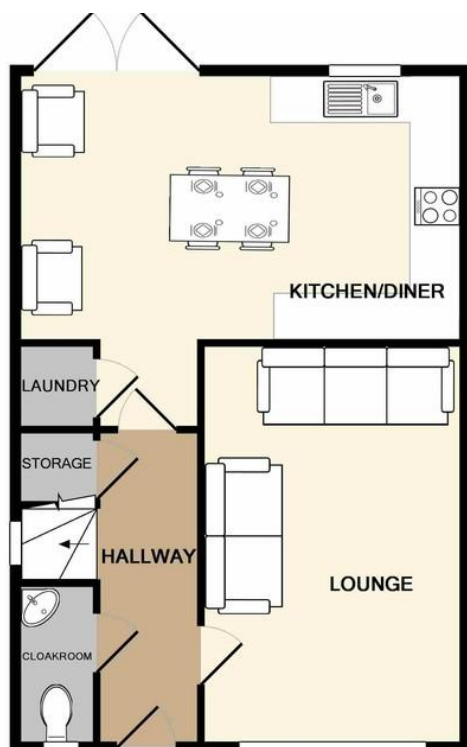
A spacious driveway offering ample parking space with easy access to the property. Finished with durable, attractive surfacing for both practicality and curb appeal.

A beautifully landscaped garden featuring manicured lawns, mature plants, and thoughtfully designed borders. The adjacent patio provides an ideal outdoor space for relaxing or entertaining, seamlessly blending nature with comfort.

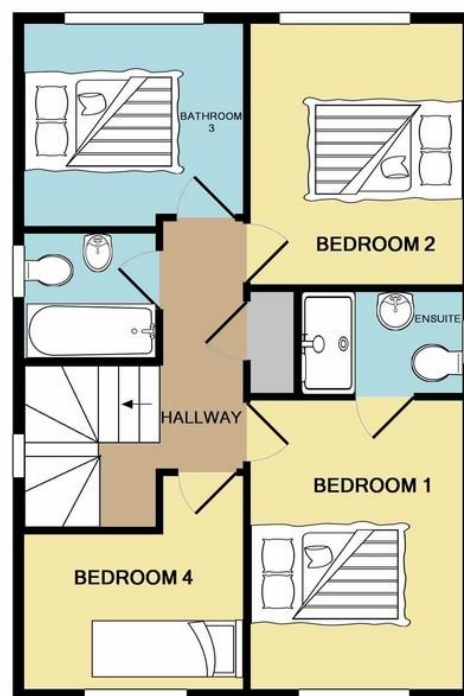
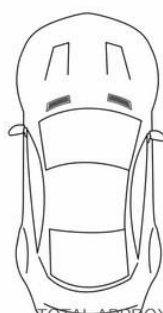
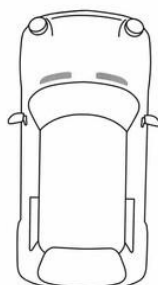








GROUND FLOOR  
APPROX. FLOOR  
AREA 557 SQ.FT.  
(51.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 646 SQ.FT.  
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1204 SQ.FT. (111.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements