



## 45 Rowan Croft

Clayton-Le-Woods, Chorley, PR6 7UU

**Offers Over £325,000**



Sapphire Homes are delighted to bring to market this deceptively spacious three-bedroom detached bungalow situated in a much sought-after cul-de-sac in Clayton-Le-Woods. Ideally located and is only a fifteen-minute drive to Leyland or Chorley town centre with their superb local schools, shops, and amenities. There are also fantastic travel links via the nearby M6 and M61 motorways, local bus routes, and train stations in both towns. The property has been completely refurbished and modernised to a high standard throughout, creating a comfortable and inviting family home. In brief the accommodation comprises a welcoming entrance / hallway, which provides access to three well appointed bedrooms and a stunning luxury three-piece family bathroom, finished to a high standard. To the rear of the house is the magnificent kitchen and lounge area which is a vast open plan space flooded with natural light from the bi-fold door and lantern windows and offers the ideal location for family gatherings and cooking, with its range of integrated appliances and beautifully finished marble worktops. Externally to the front elevation there is off road parking on the driveway which leads to an attached garage and a low maintenance garden. To the rear, you'll find a secluded garden with a mixture of patio, seating areas, established lawn and well stocked borders. The garden also enjoys a sunny and private aspect and creates an ideal location for relaxing or entertaining guests in the summer.



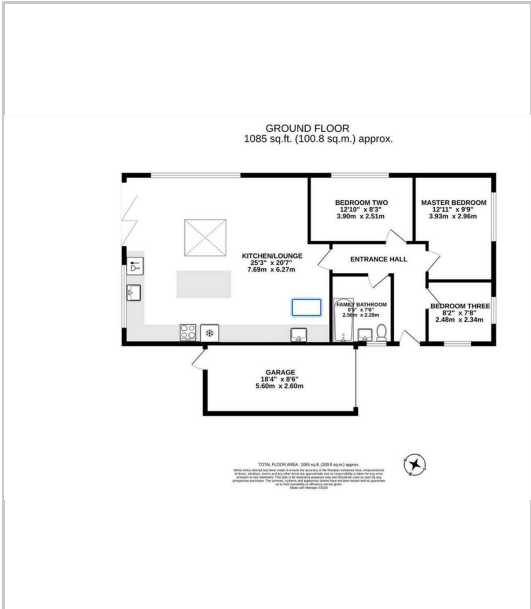
GROUND FLOOR

- Entrance / Hallway
- Lounge / Kitchen / Dining
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- EXTERNAL
- Garage
- Rear Garden

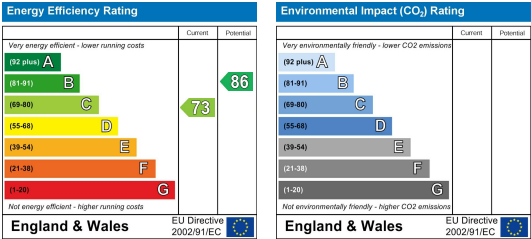
Area Map



Floor Plans



Energy Efficiency Graph



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