BEN ROSE

Kiln Croft, Clayton-Le-Woods, Chorley — Offers Over £185,000

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom semi-detached home, ideally positioned on a quiet cul-de-sac in the popular residential area of Clayton-le-Woods. Offering well-proportioned accommodation throughout, the property is neutrally decorated and provides an excellent opportunity for first-time buyers looking for a home they can move straight into. The property is particularly well placed for everyday convenience, being situated close to two large supermarkets along with a range of further local amenities, shops and services. Clayton-le-Woods also offers excellent access to the surrounding areas, with nearby Leyland and Chorley providing a wider selection of amenities, whilst Preston and surrounding towns are easily accessible. The M6 and M61 motorways are both within convenient reach, making this an ideal location for those commuting throughout Lancashire and the wider North West. Leyland train station is also nearby, providing rail connections towards Preston, Manchester and beyond.

Upon entering, a small porch provides a useful entrance space before opening into the property's standout living area. The exceptionally spacious lounge diner offers plenty of room for both comfortable seating and a dining area, creating a versatile space well suited to modern living and entertaining. A recently renovated staircase provides access to the first floor, whilst double doors at the rear allow plenty of natural light into the room and open directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. The kitchen is positioned towards the rear of the property and overlooks the garden. It is fitted with a range of cream wall and base units, providing excellent storage alongside a gas hob and cooker. A feature double Belfast sink adds a touch of character, whilst two windows ensure the room remains bright and welcoming.

To the first floor are two well-proportioned bedrooms and the family bathroom. The master bedroom benefits from useful built-in storage, helping to keep the room practical and uncluttered. Bedroom two is also a genuinely useful double-sized room, with pleasant views overlooking the rear garden and access to the loft space. Completing the accommodation is the family bathroom, fitted with a central tap bath and overhead shower, providing a practical suite for everyday use.

Externally, the property benefits from a driveway to the front providing off-road parking for two cars, alongside a small lawned garden which creates an attractive approach to the home. To the side is a useful concrete flagged area, separate from the main garden, which benefits from an outdoor tap and provides additional practical space. The rear garden is predominantly laid to lawn with a separate concrete area providing an ideal spot for a garden shed. Combining a generous living space, two good-sized bedrooms, useful storage, a pleasant garden and convenient off-road parking, all within a popular cul-de-sac location, this is an excellent opportunity for a first-time buyer seeking a well-presented home with plenty of practical appeal.

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Hotpoint

sing
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dance
as though no one
is watching you.

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MADE IN BRITAIN
IMPORTANT

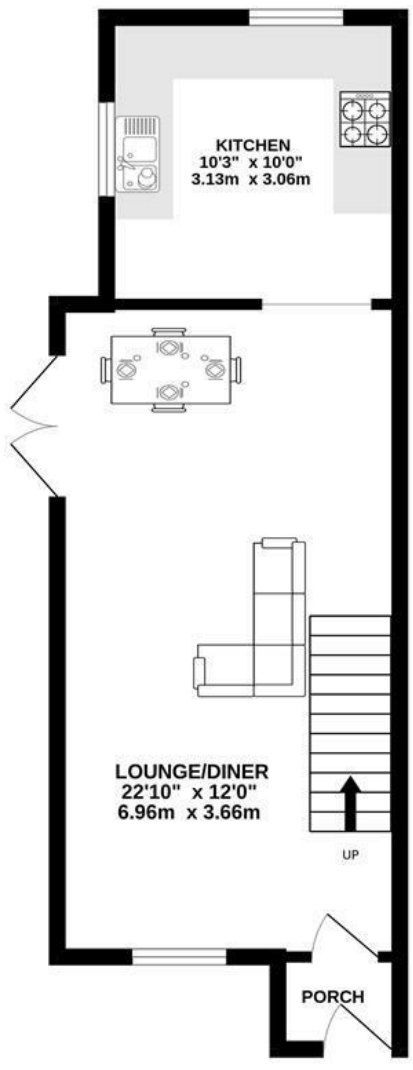
LIAM GALLAGHER
WHY ME? WHY NOT.

ROMANCE
LANA DEL REY
Inhale
People Watching

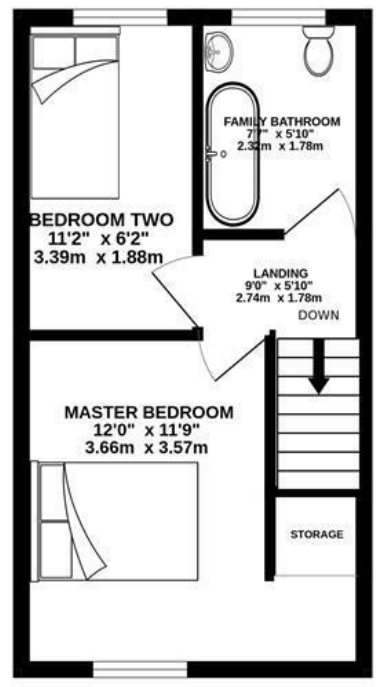
RADOX

BEN ROSE

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 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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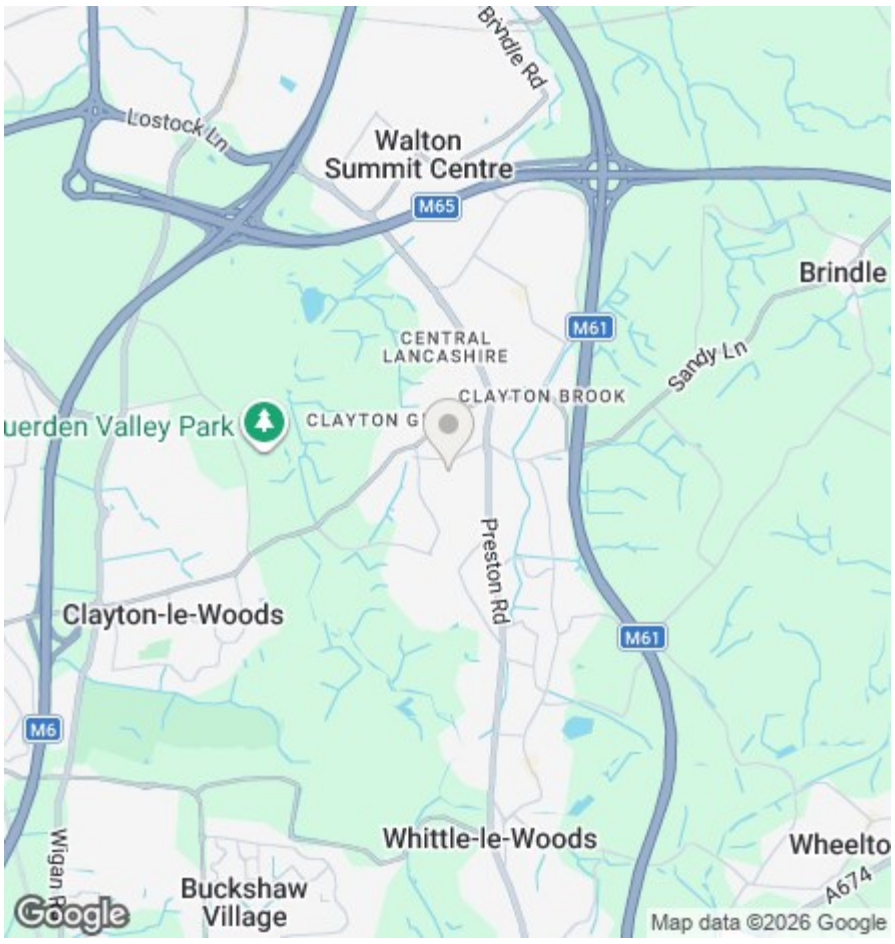
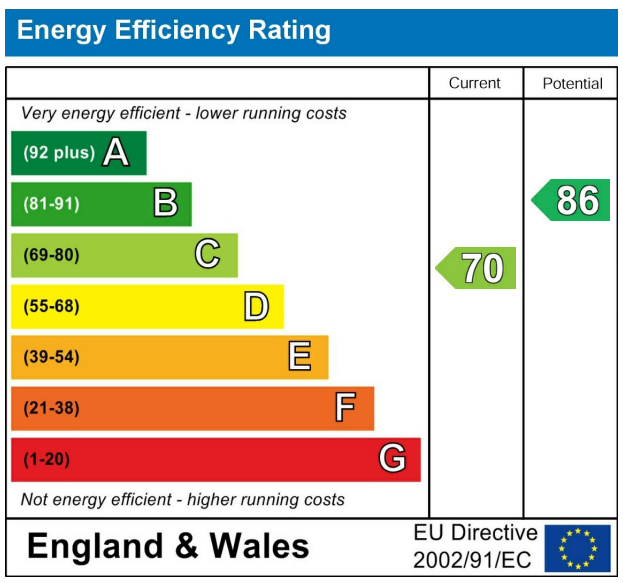
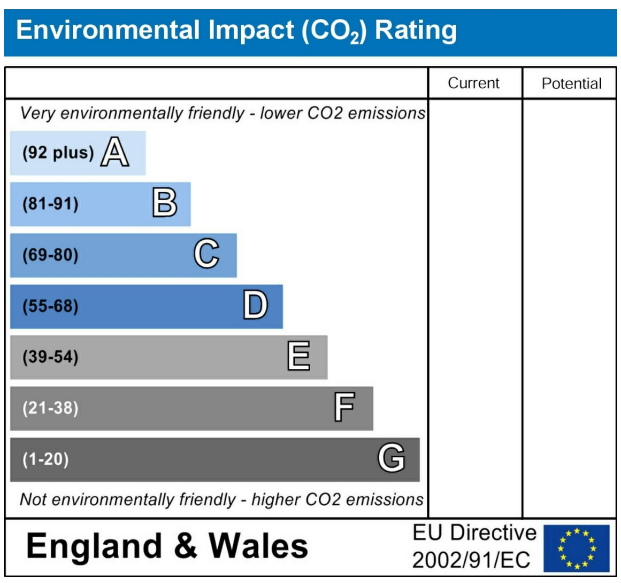
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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