BEN ROSE



**Black Croft, Clayton-Le-Woods, Chorley** **£895 PCM**

Ben Rose Estate Agents are pleased to present this two bedroom, semi-detached property for let, in the quiet village of Clayton-Le-Woods. The property is ideally placed only a short drive to both the towns of Leyland and Chorley and is in the catchment area for superb local schools, with local supermarkets and amenities also nearby and a five minute walk from Cuerden Valley Park. There is also fantastic travel links via nearby bus routes and the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming porch that leads into the generously sized lounge. This room features a large front-facing window letting in plenty of light into the property, a feature fireplace and an open staircase leading to all first floor rooms. From here, you'll enter into the modern fitted kitchen /breakfast bar featuring an integral oven/hob, and plenty of space for other freestanding appliances to be added. There is also a large 'L' shaped breakfast bar that runs along two of the side walls, allowing for 4+ seats. Access to the garden can also be found here.

Moving upstairs, you'll find two good sized bedrooms, both are spacious enough for double beds and storage. You'll also find the three piece shower room on this floor with a bath and over head shower.

Externally, to the front of the property is a driveway long enough for ample parking and a single garage to the back. To the rear is a stylish and well maintained outdoor space that receives plenty of sunshine throughput the summer months and sufficient room for furniture and additional shed storage.

The room dimension of the property can be found on our floorplan.







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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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