



Black Croft, Clayton-Le-Woods, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this rare opportunity to purchase a charming two-bedroom semi-detached true bungalow with no onwads chain, located in the highly desirable area of Clayton le Woods, Lancashire. This well-maintained property offers easy, single-level living, ideal for those looking to downsize or invest in a tranquil home. Set in a peaceful residential area, the property benefits from being close to local amenities such as shops, restaurants, and excellent schools. Additionally, it boasts convenient travel links, with the nearby M6 and M61 motorways providing easy access to surrounding areas, and Leyland train station just a short drive away, perfect for commuters.

As you enter the home into the entrance hallway, the spacious lounge offers ample space for a large sofa and a family dining area if needed, creating a cosy, multifunctional living space. Just off the lounge, there is a versatile single bedroom that could also serve as a convenient study or additional storage space. Moving through the property you'll find a practical storage cupboard, followed by the family bathroom, featuring a three-piece suite with an overhead shower. Towards the rear of the property, the well-appointed kitchen provides garden views, while the master bedroom offers fitted wardrobes and overlooks the secluded rear garden, making it a peaceful retreat.

Externally, the property benefits from a generously sized driveway with space for multiple vehicles, leading to a single detached garage. The well-kept front garden, framed by mature trees and shrubs, adds to the home's curb appeal. The rear garden offers a private, serene outdoor space, bordered by lush greenery. It features a raised patio area ideal for a small seating area, with the remainder of the garden covered with blue slate chippings for easy maintenance.

This is a rare opportunity to obtain a well-presented bungalow in a prime location, offering versatile living spaces and excellent outdoor areas, ideal for a variety of buyers, early viewing is recommended to avoid disappointment.

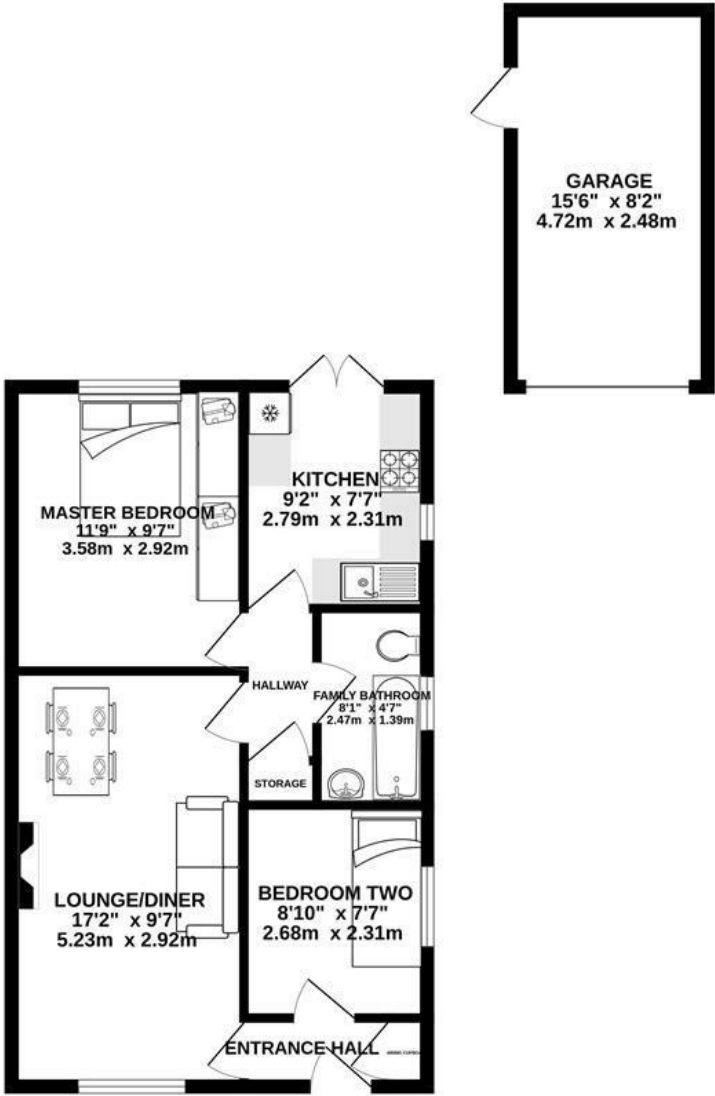






BEN ROSE

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.




TOTAL FLOOR AREA : 619 sq.ft. (57.5 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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 