



## **Black Croft, Clayton-Le-Woods, Chorley**

**Offers Over £74,995**

Ben Rose Estate Agents are pleased to present to market this well-presented one bedroom first floor flat, located in the popular area of Clayton-Le-Woods, Chorley. Ideal for first-time buyers, downsizers or investors, the property benefits from a convenient and sought-after setting with excellent travel links, including the M61 motorway just a short drive away, making commuting to nearby towns and cities straightforward. The area also offers a range of local amenities, bus routes within walking distance and plenty of nearby green spaces, perfect for leisurely walks and outdoor relaxation.

Accessed via a private entrance on the ground floor, the property opens into a welcoming entrance hall which provides space for coats and shoes and leads directly to the staircase rising to the first floor accommodation, offering a sense of privacy from the outset.

To the first floor, the accommodation opens into a bright and comfortable lounge, featuring a front-facing window and a fireplace that creates a focal point for the room. From here, the kitchen is accessed and offers a practical layout with a window providing natural light, a range of countertop space and storage units, and room for freestanding appliances. The flat further benefits from a newly installed, modern three-piece family bathroom. There is also a useful storage cupboard housing the water tank. Completing the internal accommodation is the generous master bedroom, positioned to the front of the property and benefiting from a large window, along with a wardrobe and additional storage cupboard. The property has also been enhanced with new flooring throughout, adding to its fresh and modern feel.

Externally, to the front of the property there is a driveway providing off-road parking for one vehicle, along with a low-maintenance yard offering space for seating. There is also a useful external storage outbuilding located close to the front door. Overall, this attractive and updated flat offers comfortable living in a convenient location and is ready for its next owner to move straight in.

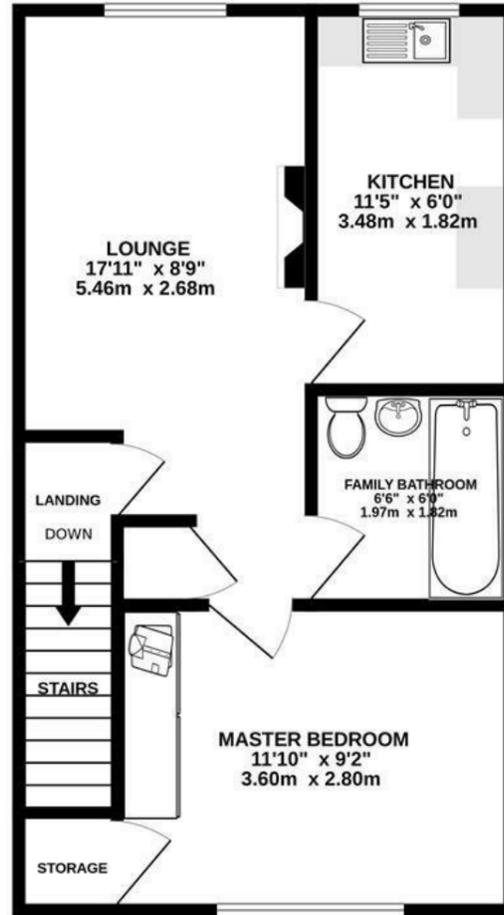
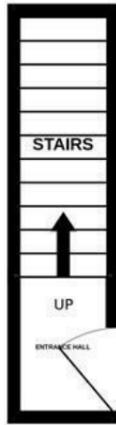




# BEN ROSE

GROUND FLOOR  
36 sq.ft. (3.4 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.

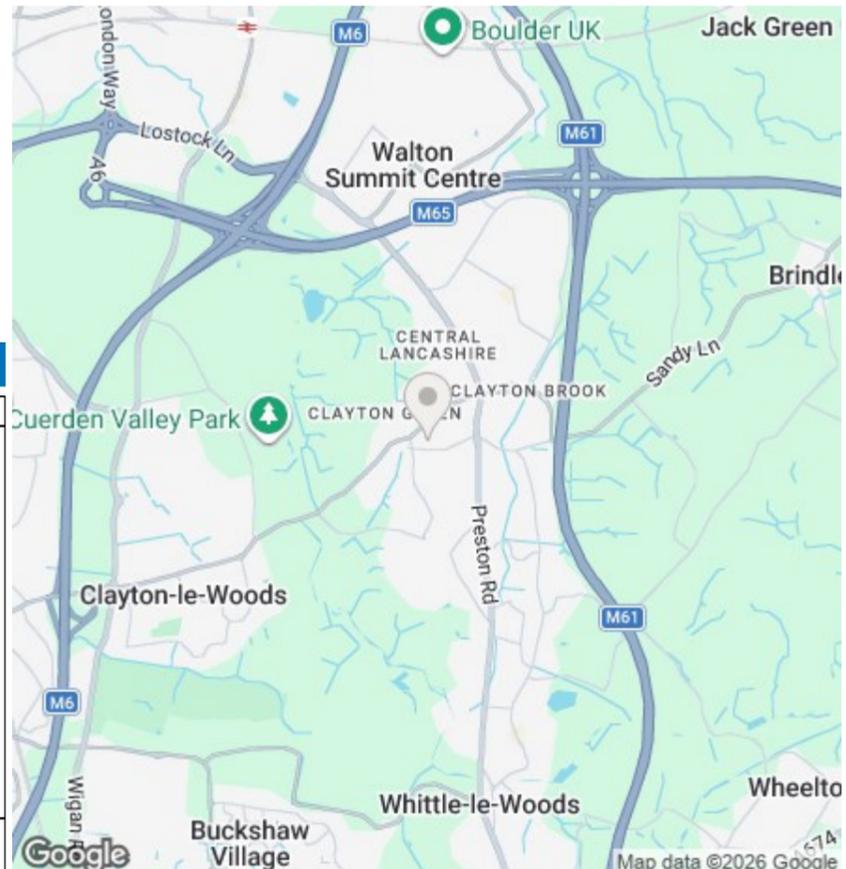


TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	