



BEN ROSE

## Preston Road, Clayton-Le-Woods, Chorley

Offers Over £375,995

Ben Rose Estate Agents are pleased to present to market this charming four-bedroom detached family home located in the highly sought-after area of Clayton-Le-Woods, Lancashire. This spacious property offers a perfect blend of traditional features and modern potential, making it an ideal choice for families. Nestled in a tranquil location, the home boasts excellent travel links, including easy access to the M6 and M61 motorways, ensuring convenient commutes to nearby towns and cities such as Preston, Chorley, and Leyland. Clayton-Le-Woods offers a range of amenities, including reputable schools, local shops, and parks, while Leyland and Buckshaw Parkway train stations provide further connectivity.

Upon entering the property, you are welcomed into a vestibule that leads into a spacious reception hall featuring a staircase and a convenient WC. The generously sized lounge, with its bay-fronted window, offers a cozy yet convenient living space and seamlessly flows into the family dining room through double doors. This versatile dining area benefits from sliding doors that open onto the rear garden, creating a perfect space for entertaining. The kitchen/breakfast room is well-proportioned and offers ample potential for modernization, leading to a conservatory that overlooks the garden. Completing the ground floor is a converted garage, previously used as an office, which provides flexible use as a home office, gym, or annex. Just off this space, you'll find a handy utility room.

The first floor houses four well-sized bedrooms, three of which are doubles. The master bedroom features fitted wardrobes and a five-piece ensuite. Bedroom two also benefits from fitted wardrobes, while bedroom four offers the versatility to function as a study. A three-piece family bathroom with an over-the-bath shower completes this floor, ensuring comfort and practicality for a growing family.

Externally, the property boasts a gated driveway with ample space for multiple vehicles, alongside a detached double garage for additional storage or parking. The multi-tiered rear garden is a true gem, featuring a decked patio area that steps down to a lawn surrounded by mature trees, ensuring privacy and a serene setting. Beyond the garden lies an additional garden plot that can be rented and is available through Chorley Council for a yearly fee.

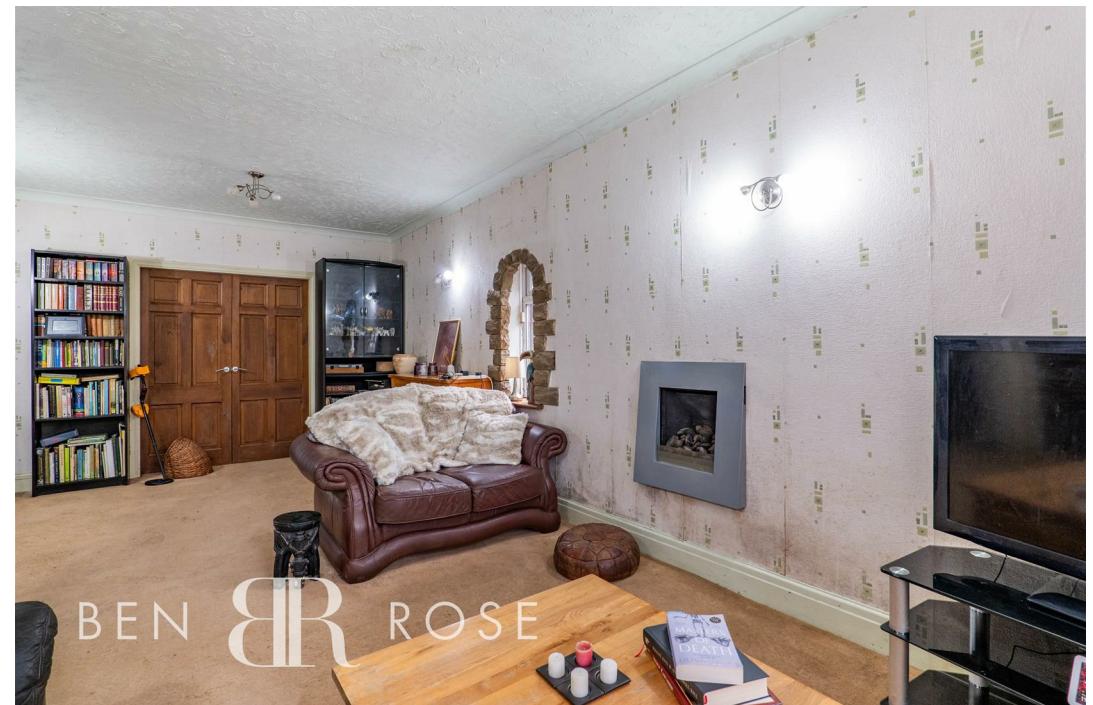
This beautiful home offers a unique opportunity to personalize and expand, making it a perfect investment for families looking to create their dream home.







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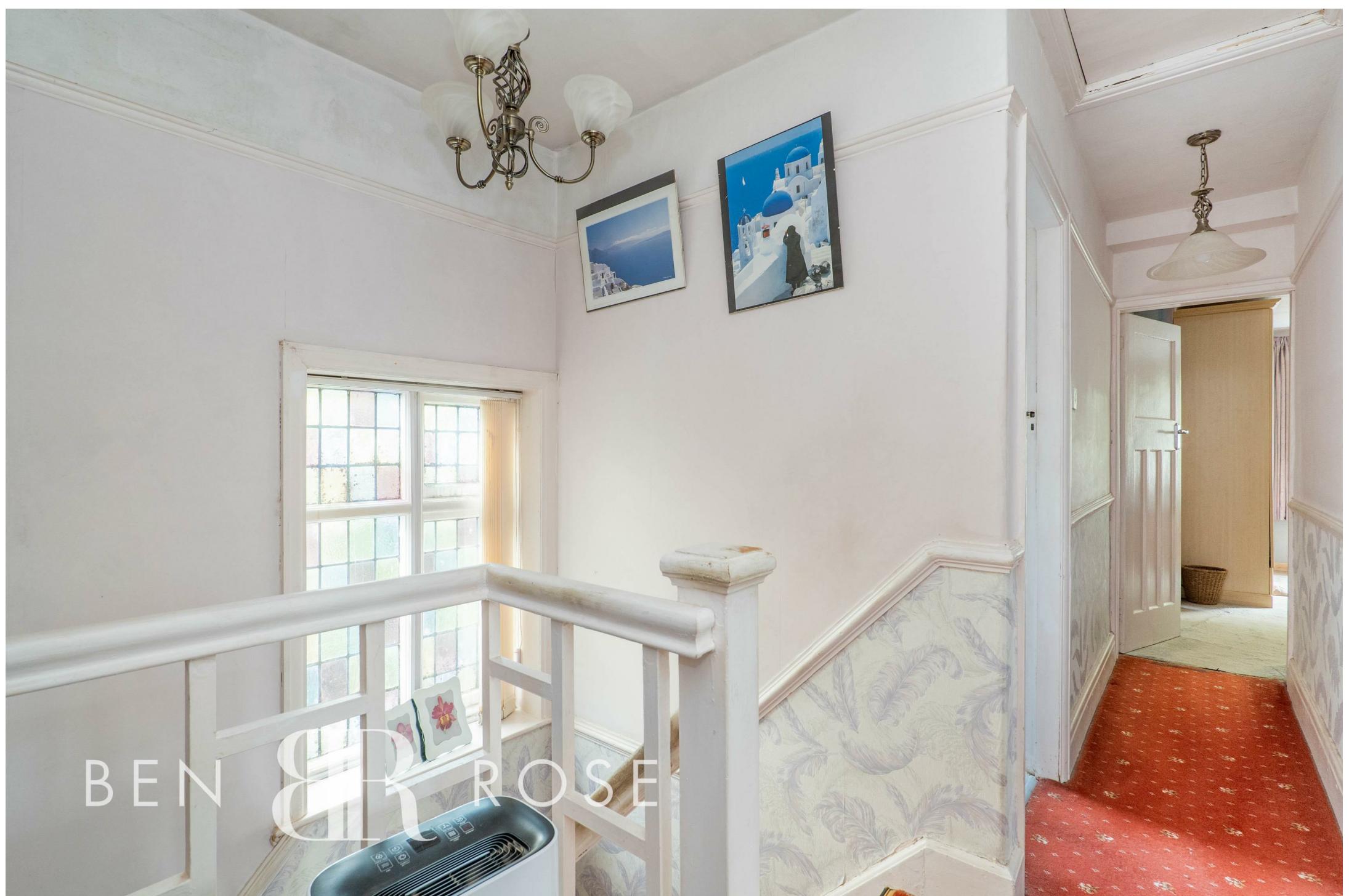
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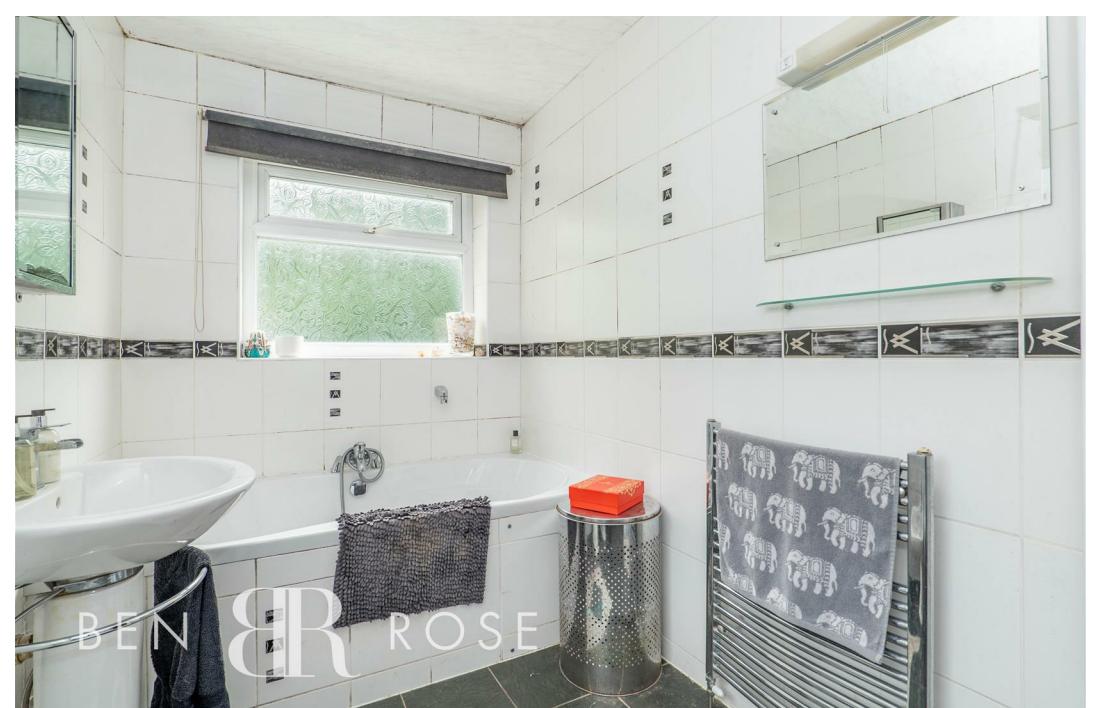


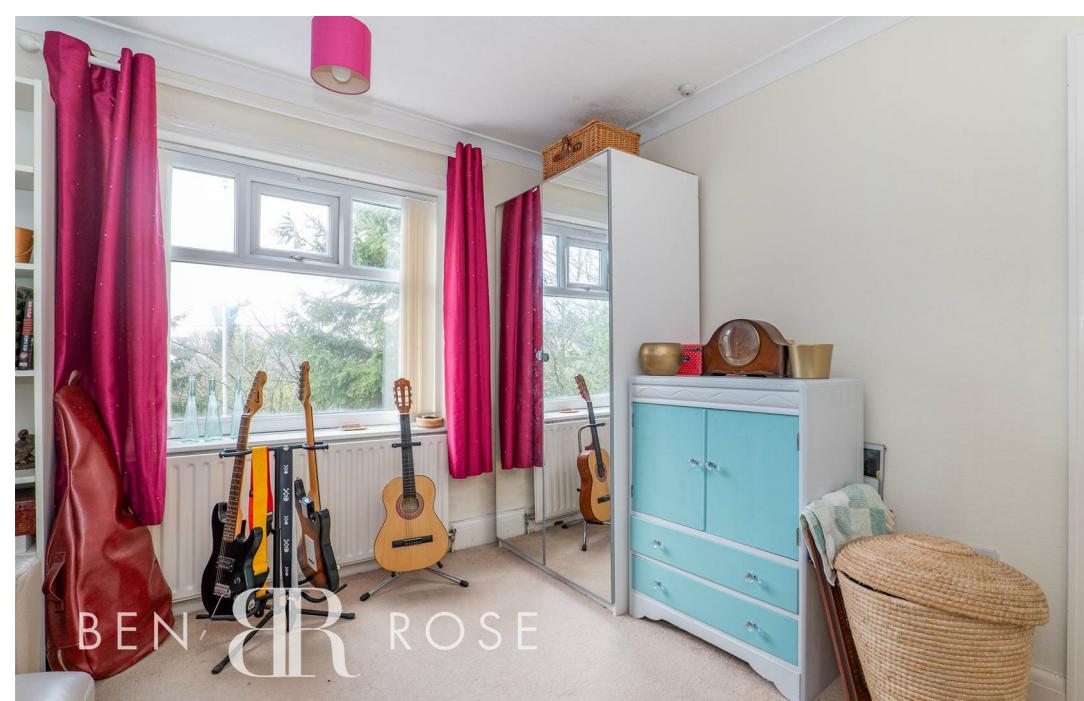
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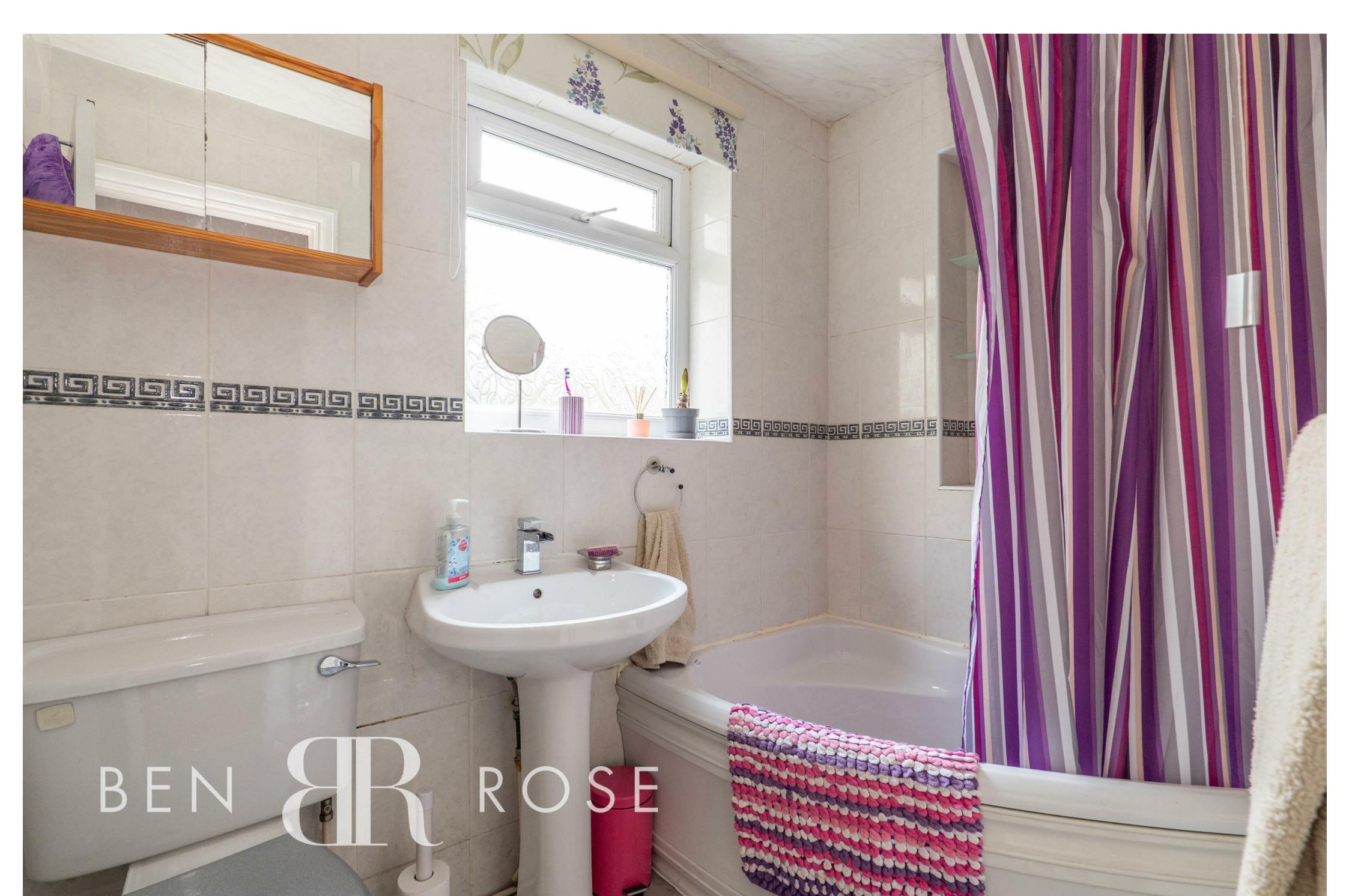




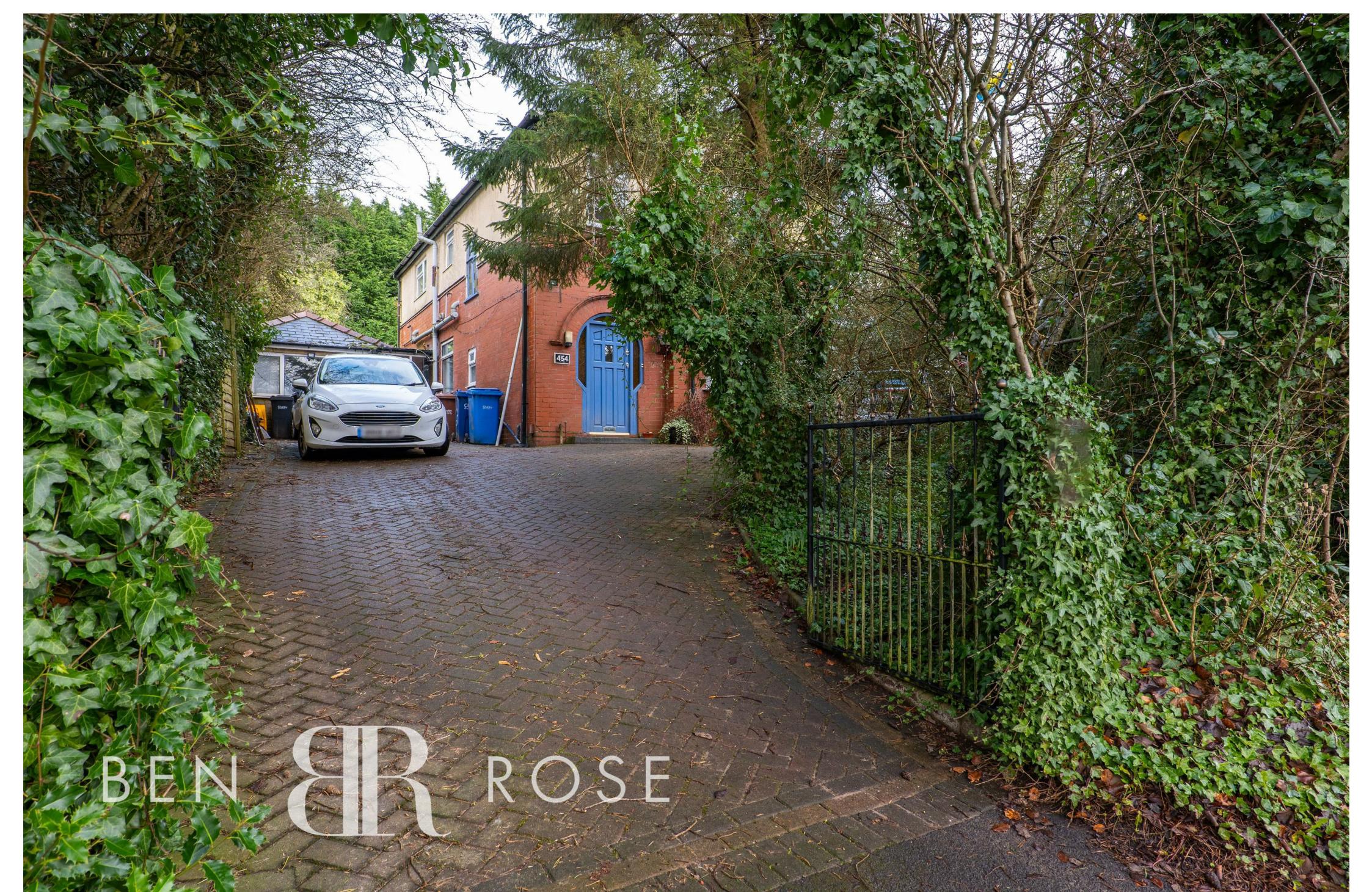
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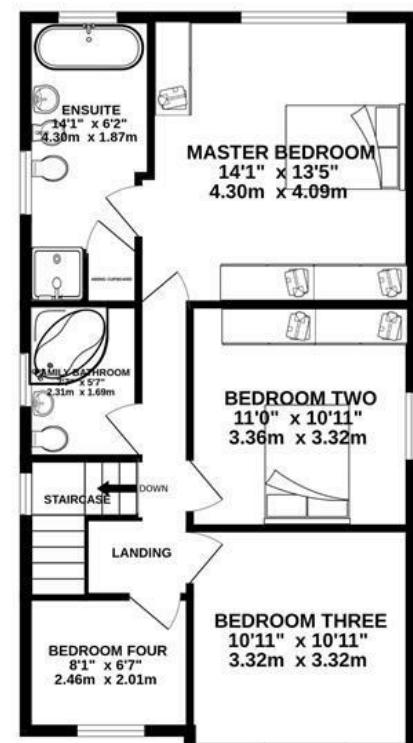
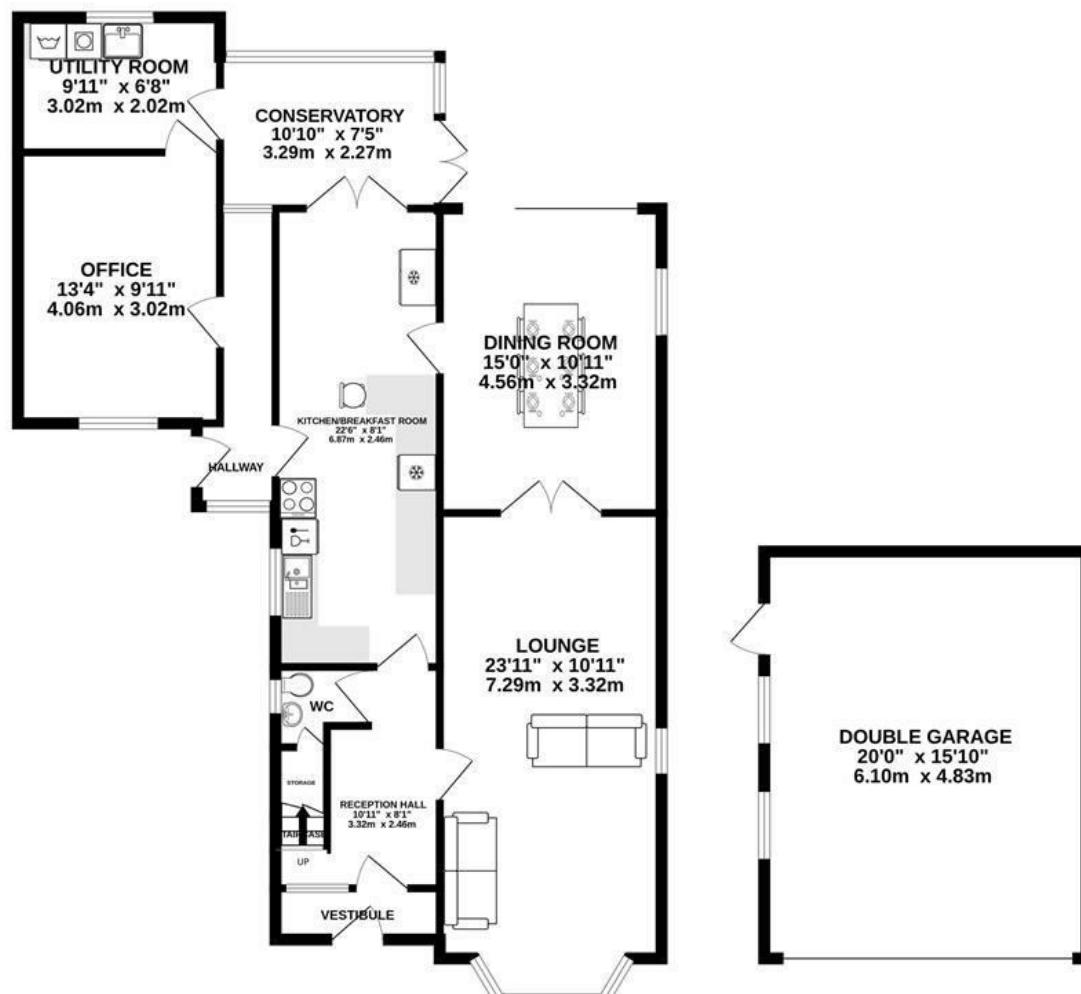


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GROUND FLOOR  
1344 sq.ft. (124.9 sq.m.) approx.

1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 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<br>(92 plus) | A                       |           |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (55-68)  | D                       |           |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs              |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

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

