BEN ROSE

Oak Croft, Clayton-Le-Woods, Chorley **Offers Over £94,995**

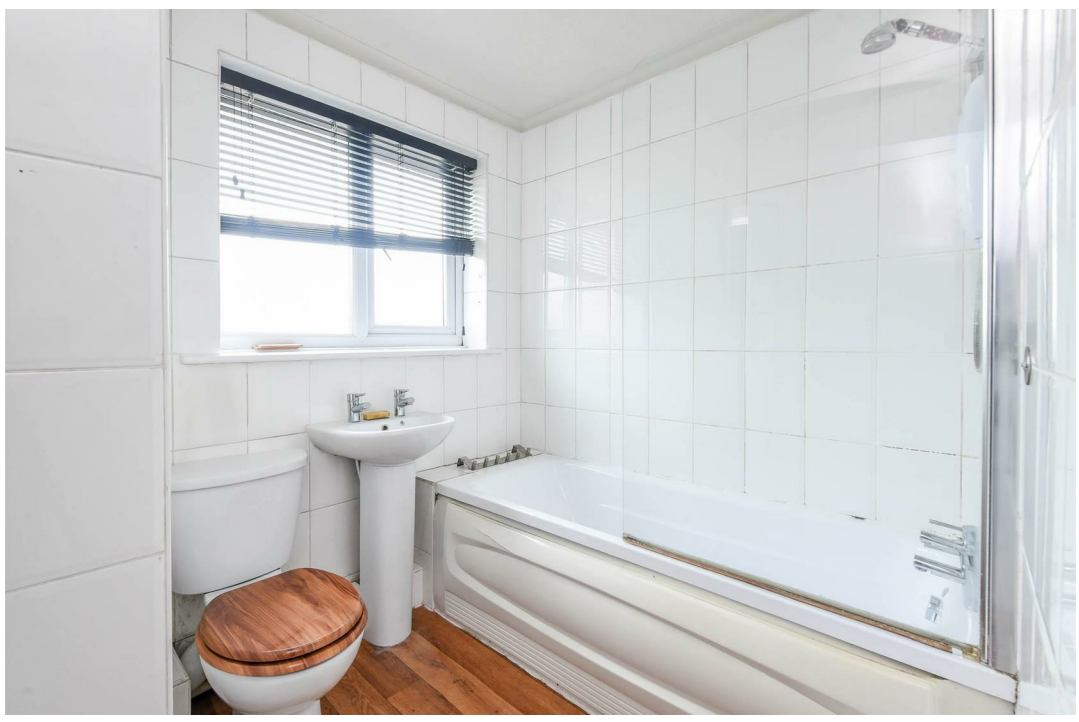
Ben Rose Estate Agents are delighted to present this charming one-bedroom end terraced property, located in a sought-after residential area of Clayton-le-Woods. Ideal for a single occupant or couple, the home offers close proximity to local schools, shops and amenities with easy access to major North West towns and cities via the M6 and M61 motorways, while still enjoying the beauty of the surrounding Lancashire countryside, with Cuerden Valley Park right on the doorstep.

Stepping into the property, you will find yourself in the spacious open-plan lounge/diner, which features dual-aspect windows and an impressive open staircase leading to the upper level. From here, you will enter the kitchen, equipped with an integrated oven and hob, with additional space available for freestanding appliances.

Upstairs, you will find a well-proportioned double bedroom, also benefiting from dual-aspect windows and integrated storage. A modern three-piece bathroom with an over-the-bath shower completes this floor.

Externally, the front of the property features a generously sized lawned garden alongside a private driveway providing off-road parking for two vehicles. The garden extends to the side of the home, where a low-maintenance enclosed stone garden offers a private space to relax.

Early viewing is highly recommended to avoid potential disappointment.



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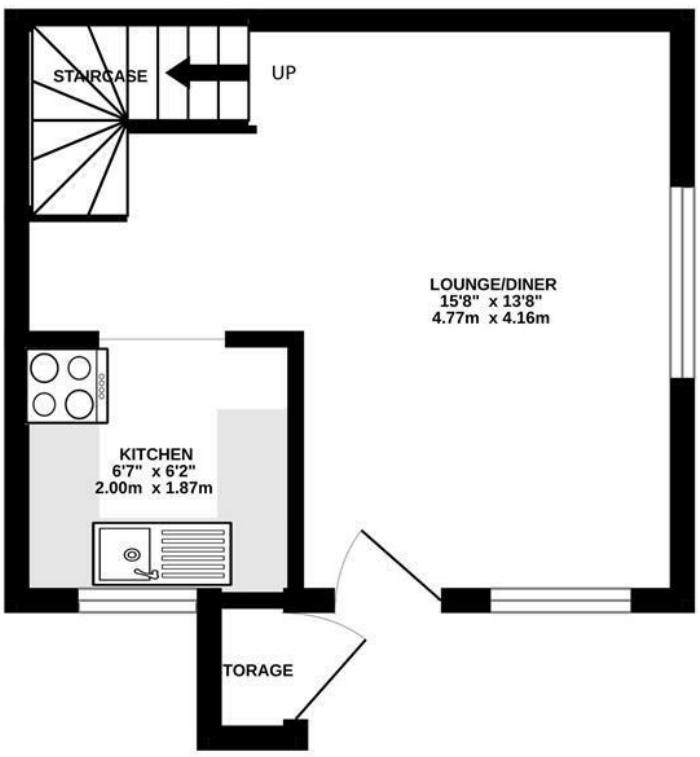
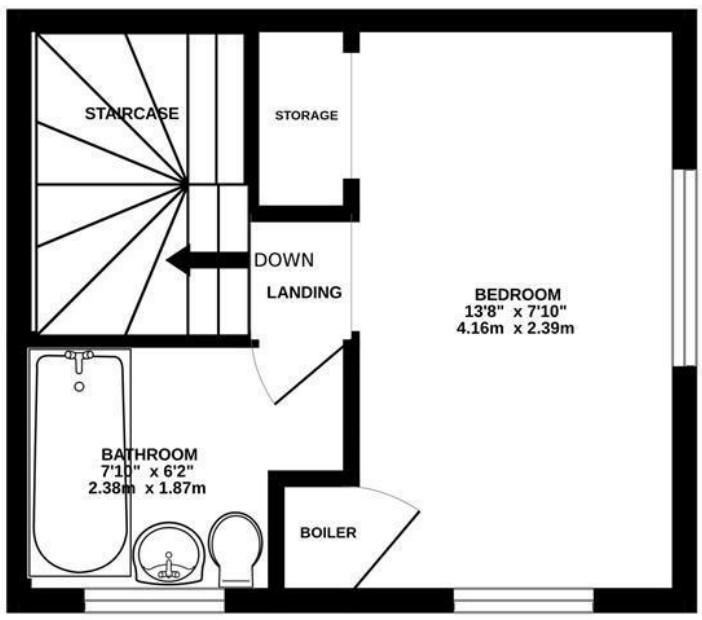
GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.3 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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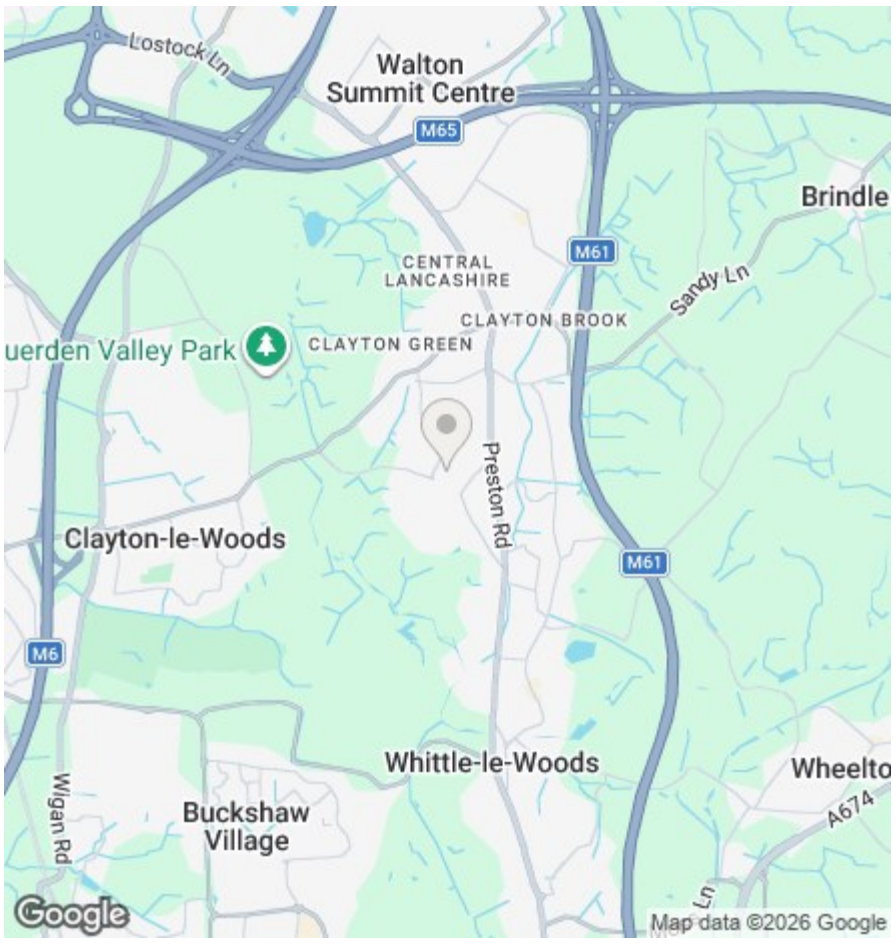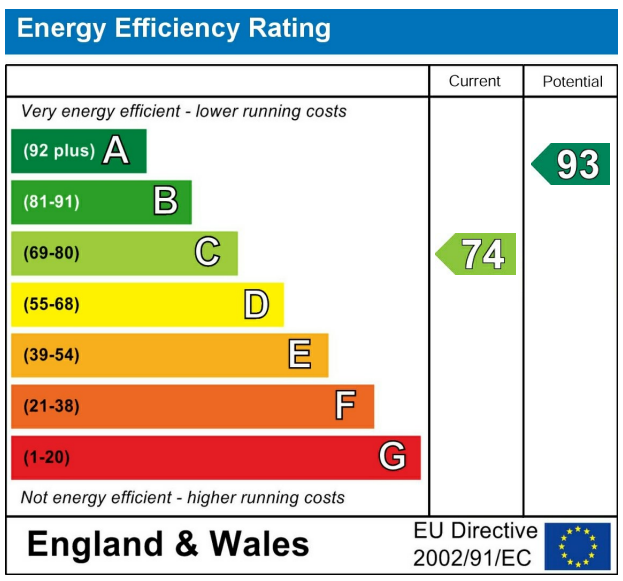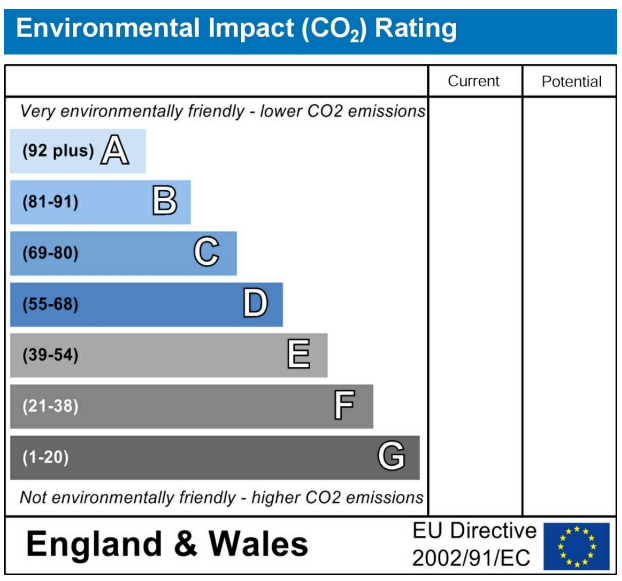
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.