



Birch Field, Clayton-Le-Woods, Chorley

Offers Over £309,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom bungalow, located in a peaceful cul-de-sac in the desirable area of Clayton-le-Woods, Lancashire. This charming home is perfect for couples or families seeking a tranquil yet well-connected setting. Positioned in a secluded spot, the property offers an excellent balance of privacy and convenience. The location boasts easy access to the M6, M61, and M65 motorways, making it ideal for commuters. Nearby, you'll find well-regarded schools, local shops, and amenities, along with convenient bus links and train stations in Chorley and Leyland. The area is also within close proximity to the stunning Cuerden Valley Park, providing picturesque walking trails and family-friendly activities.

As you step into the property, you are greeted by a welcoming entrance hallway, which grants access to most rooms. The spacious lounge features a bay fronted window that brings in ample natural light. This then opens into the family dining room that offers space for both relaxation and dining. The kitchen features an integrated oven as well as additional space for other freestanding appliances. Conveniently, this room also provides access to the beautiful rear garden. To the right side of the home are three well-proportioned bedrooms. The master bedroom benefits from a private ensuite shower room, while bedrooms two and three offer versatility. Completing the accommodation is a three piece family bathroom with an over the bath shower.

Externally, the property offers a driveway with space for up to two cars, leading to a single garage for additional parking or storage. There is also an enclosed front lawn space that adds to the homes curb appeal upon entry. To the rear, you'll find a secluded and beautifully presented garden, bordered by mature hedging for added privacy. The garden features multiple seating areas, a lawn, and plant beds, making it an idyllic retreat for outdoor entertaining or relaxation.

This home combines modern living with a tranquil location, making it a superb choice for families or couples looking for their forever home.











BEN ROSE



BEN ROSE



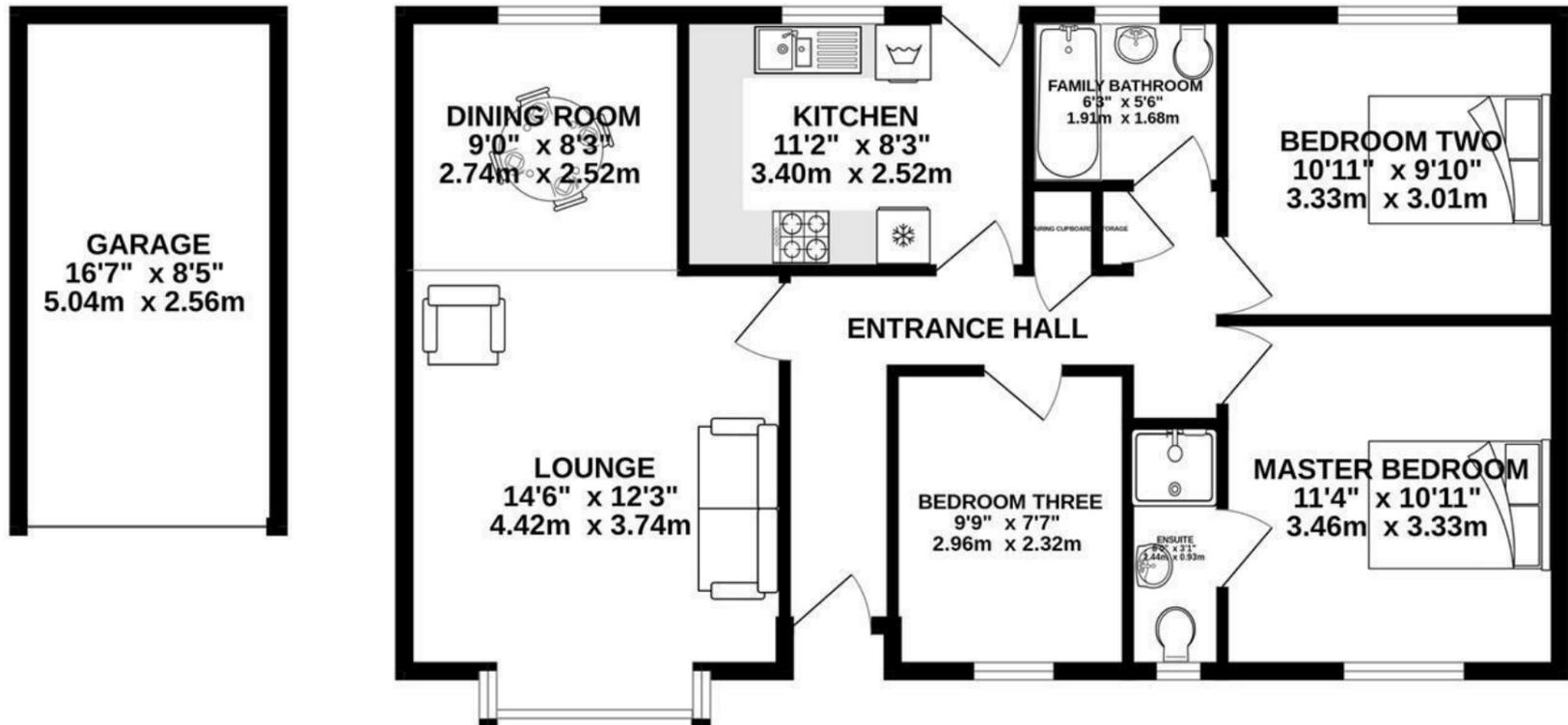








GROUND FLOOR 936 sq.ft. (87.0 sq.m.) approx.

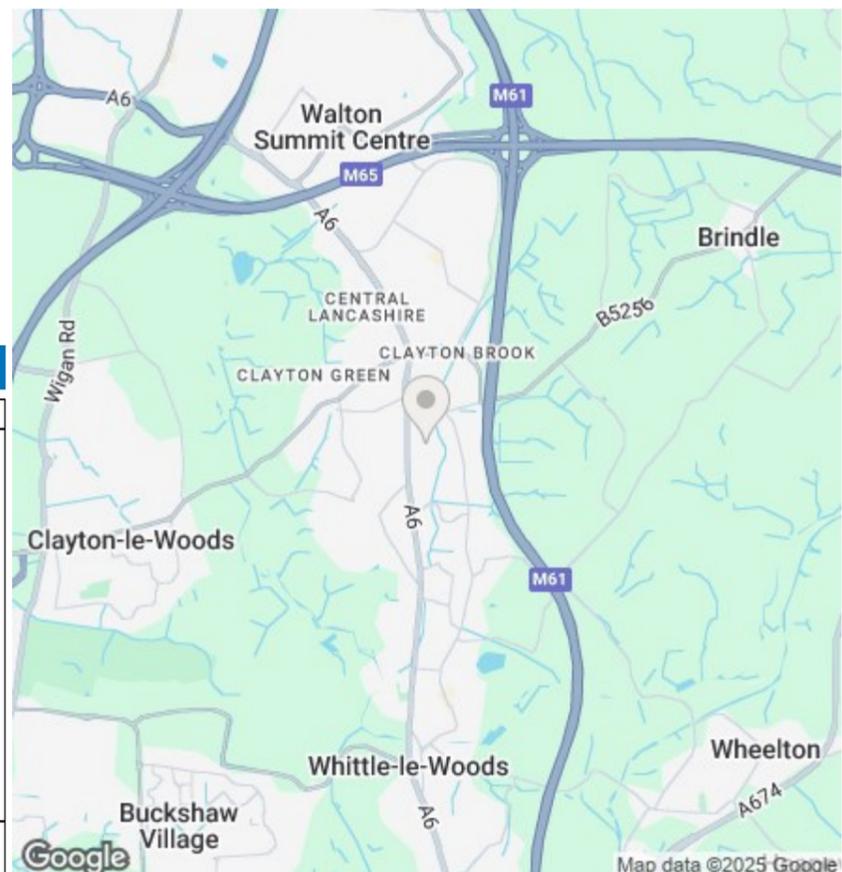


TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

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.
Made with Metropix ©2025



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		
(81-91) B		83
(69-80) C	67	
(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 (CO₂) 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	