BEN ROSE



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £135,000

Being Sold By Method Of Auction. Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom mid-terrace property, ideally suited to families and first-time buyers alike. Having undergone a comprehensive renovation throughout, including a brand-new kitchen and bathroom, this attractive home effortlessly combines modern living with traditional character, retaining several original features alongside its impressive tall ceilings. Situated in the popular residential area of Clayton-le-Woods, the property is ideally positioned for a range of local amenities, well-regarded schools, shops and supermarkets, with nearby Buckshaw Village and Chorley town centre offering further shopping, dining and leisure facilities. For commuters, Buckshaw Parkway and Chorley train stations provide convenient rail connections towards Preston, Manchester and beyond, whilst regular bus services and excellent access to the M6 and M61 motorways make travelling throughout the North West straightforward. The surrounding area also benefits from a selection of green spaces and parks, providing plenty of opportunities for outdoor activities and family walks.

Entering the property through the front porch, you are welcomed into the entrance hall, which provides access to the principal ground-floor rooms and staircase leading to the first floor. To the front, the spacious lounge is a particularly inviting reception room, enjoying an abundance of natural light through an impressive bay window, whilst the tall ceilings and original features add to the home's character. Continuing through, the dining room offers an equally generous space, making it ideal for family mealtimes and entertaining, with useful understairs storage and access through to the kitchen. The newly fitted kitchen has been finished to a modern standard, featuring contemporary cabinetry, stylish worktops and all the essentials required for everyday cooking, completing a well-presented and thoughtfully renovated ground floor.

Heading upstairs, the landing provides access to three well-proportioned double bedrooms, making this an excellent choice for growing families or those requiring additional space for guests or working from home. The master bedroom is particularly generous in size and benefits from dual windows, allowing plenty of natural light to fill the room. The remaining two bedrooms also offer comfortable accommodation, providing flexibility to suit a variety of needs. Completing the first floor is the newly fitted three-piece family bathroom, finished to a good modern standard and offering a fresh, contemporary space.

Externally, the property features a low-maintenance gravelled front yard, enclosed by a low bordering wall, with steps leading up to the main entrance. To the rear, there is a paved and decorative gravelled yard, complemented by flower beds to one side, providing a pleasant outdoor space to enjoy during the warmer months. A particular highlight is the addition of a summer house, offering fantastic versatility as a workshop, hobby room or dedicated home office, providing valuable additional space away from the main living accommodation. Overall, this is a fantastic opportunity to acquire a thoroughly renovated and characterful family home, offering three genuine double bedrooms, spacious reception rooms and the added benefit of a versatile summer house. Early viewing is highly recommended to fully appreciate everything this lovely property has to offer.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.
Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





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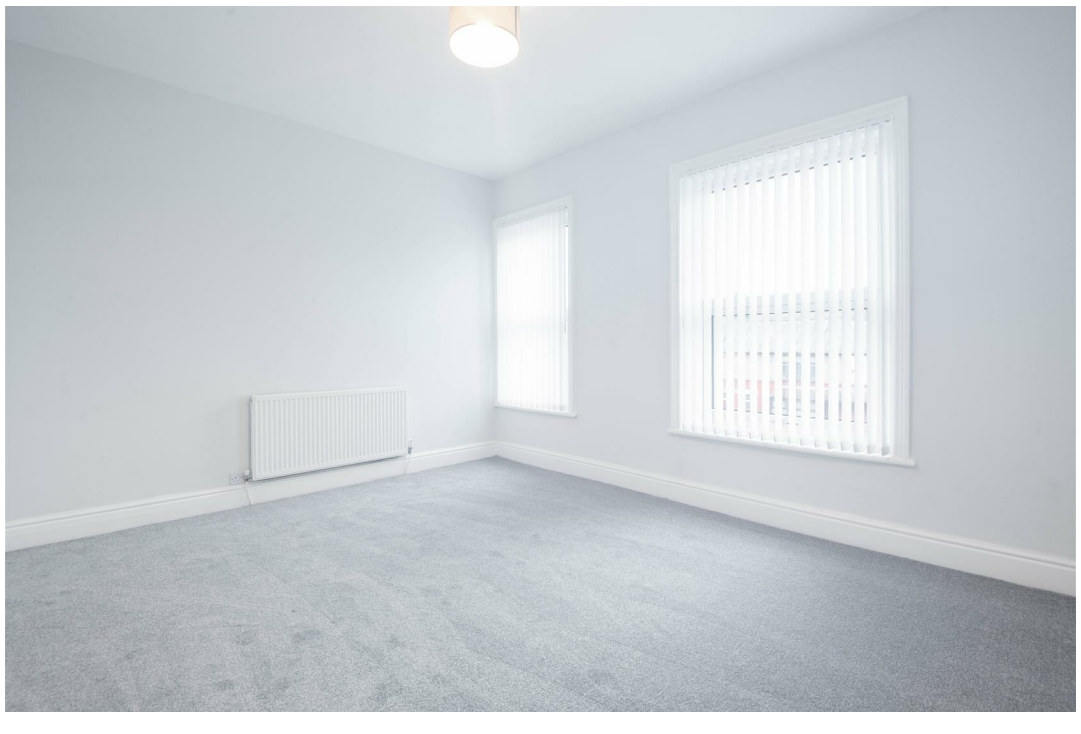


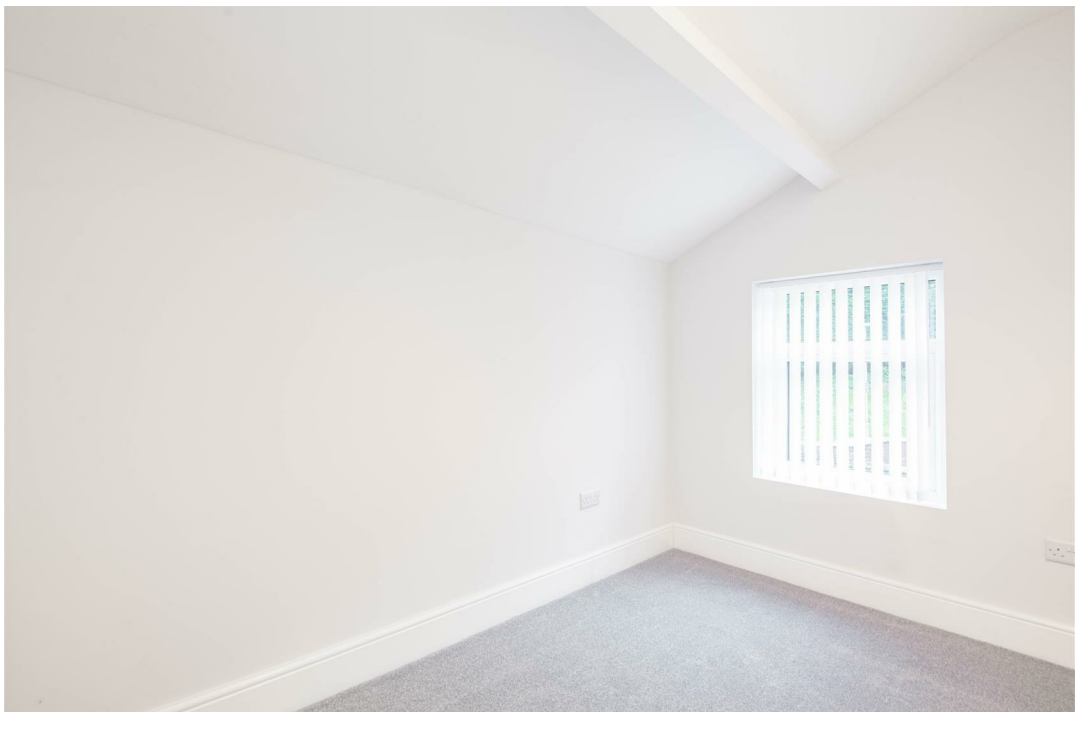
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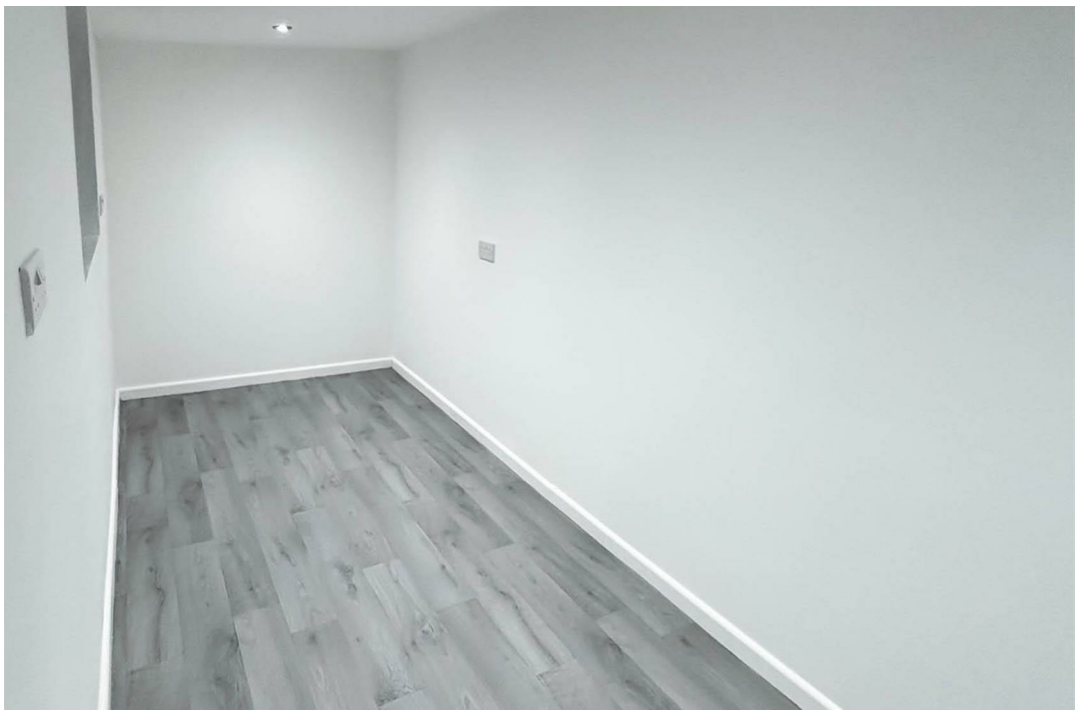








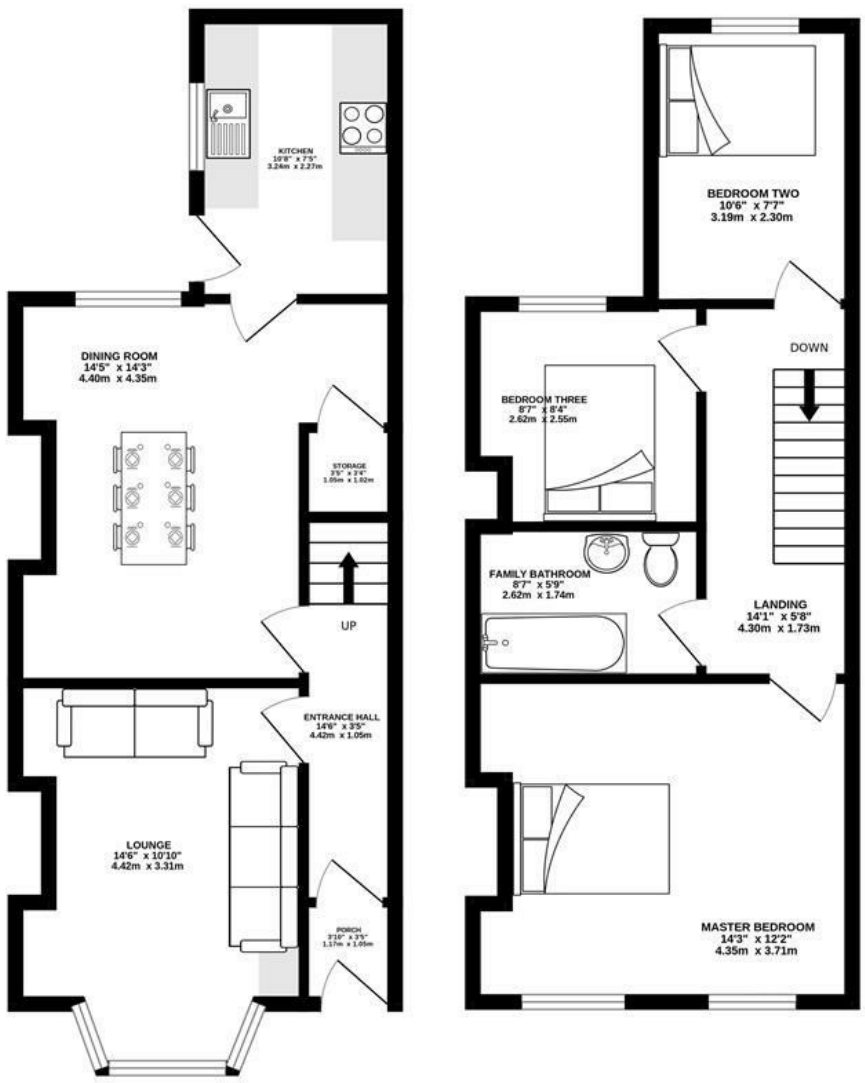




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GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

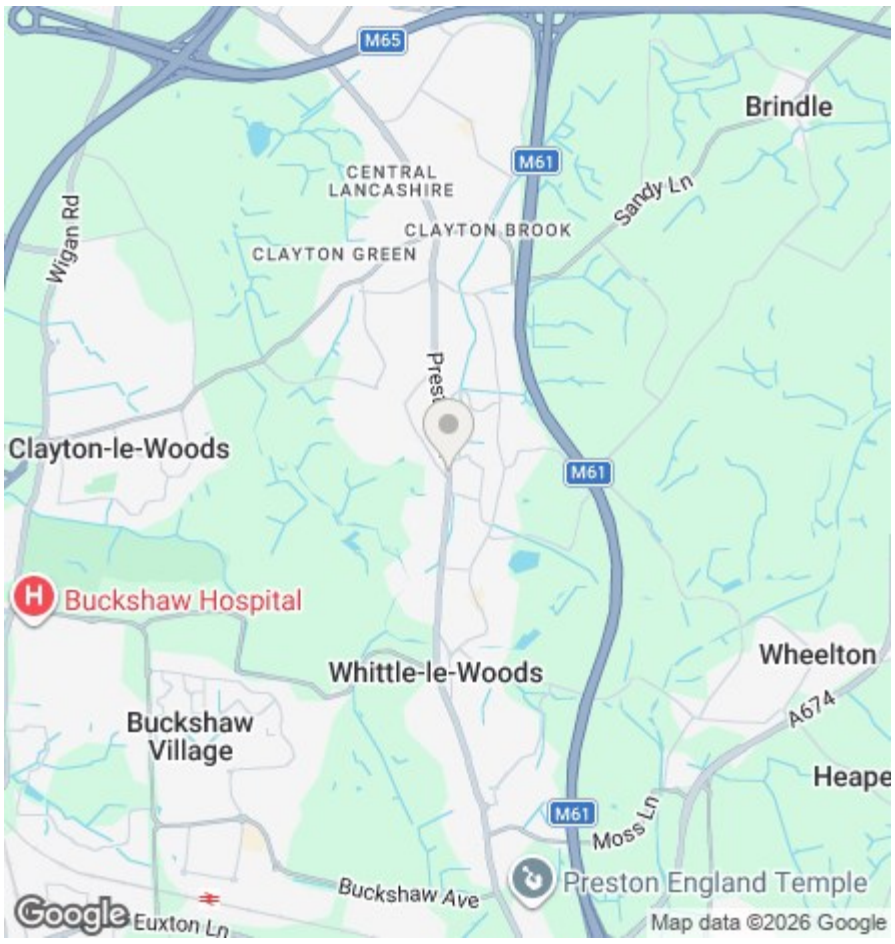
1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.

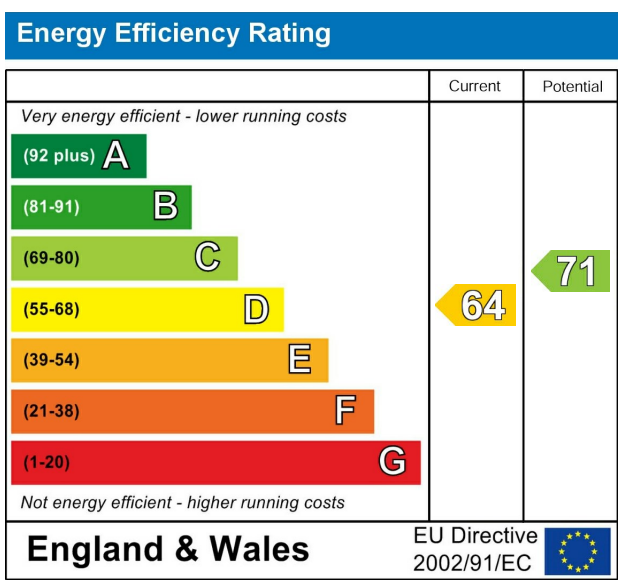


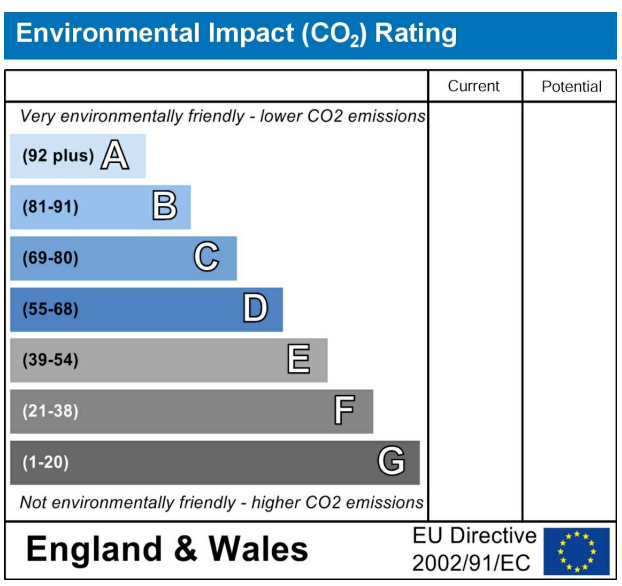
TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

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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