



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

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached family home, located in the highly sought-after area of Clayton-le-Woods, Lancashire. This property is in need of renovation but offers an excellent opportunity for those looking to add value and modernise to their own taste, making it an ideal choice for investors, developers, or buyers seeking a refurbishment project.

Situated in a quiet residential area, the home benefits from excellent travel links, including easy access to the M6, M61, and M65 motorways, providing convenient commuting to nearby towns and cities such as Preston, Chorley, and Leyland. Clayton-le-Woods offers a range of local amenities including reputable schools, shops, and parks, with Leyland and Buckshaw Parkway train stations also close by.

Stepping into the property, you will find yourself in the entrance hallway where a convenient WC is located, along with the staircase leading to the upper level. Directly ahead, you will enter the spacious lounge which features a large window overlooking the front aspect and double patio doors opening onto the rear. The lounge flows through to the dining room which offers ample space for a large family dining table. From here, you will find access to the kitchen which provides convenient understairs storage and a single door leading out to the side of the property. Completing the ground floor is a good-sized bedroom positioned towards the front of the home.

Moving upstairs, you will find two further well-proportioned double bedrooms along with a three-piece family bathroom.

Externally, the property benefits from a private driveway providing off-road parking for multiple vehicles and leading to the single detached garage at the rear. The generously sized rear garden is currently overgrown but offers excellent potential to be transformed into a fantastic outdoor space.

Early viewing is highly recommended to avoid potential disappointment.













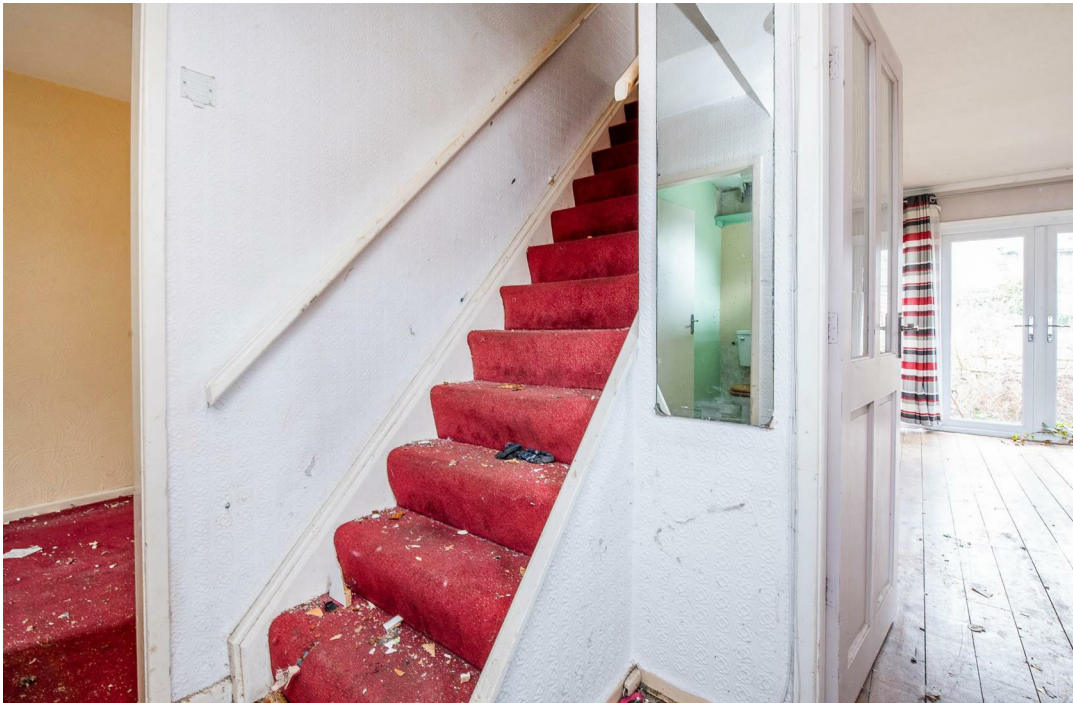








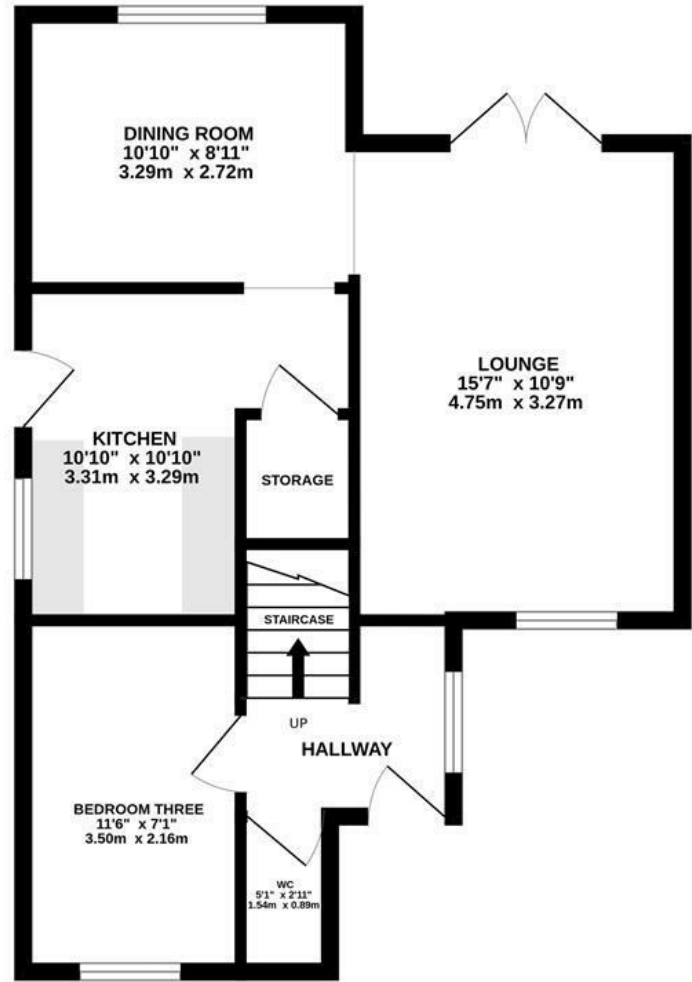




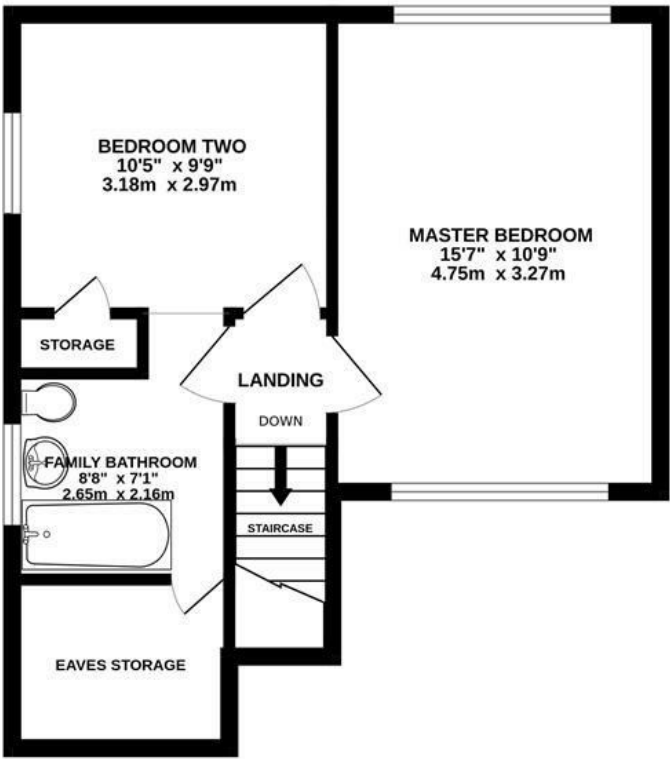


# BEN ROSE

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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.  
Made with Metropix ©2026



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                                   |                         |           |
| (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 |                         |           |
| (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 |           |

