



## Ashdown Drive, Clayton-Le-Woods, Chorley

**Offers Over £269,995**

Ben Rose Estate Agents are pleased to present to market this immaculately presented three-bedroom detached family home, located in the highly sought-after area of Clayton-le-Woods, Lancashire. The property is nestled on a quiet cul-de-sac and set back down a private driveway, offering a peaceful and private setting. Leyland and Chorley town centres are only a short drive away, offering a wide range of local amenities including supermarkets, shops, and leisure facilities. Families will appreciate the close proximity to well-regarded schools, while commuters benefit from excellent transport links, including easy access to the M6 motorway and M61 motorway, providing convenient connections to Preston, Manchester, and beyond. The property also benefits from convenient bus links and nearby train stations, including Leyland railway station and Buckshaw Parkway railway station.

The home is beautifully finished throughout and includes a newly installed shower room and WC, along with a recently installed kitchen and combi boiler, providing added peace of mind for potential buyers.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a convenient WC is located, along with the staircase leading to the upper level. On the left, you will enter the spacious lounge, which features a large window overlooking the front aspect, allowing plenty of natural light to fill the room. From here, you will move through to the open-plan kitchen/diner. The recently installed kitchen features stylish wall and base units offering ample storage, along with integrated appliances including an oven, hob, fridge, and washing machine. The dining area provides ample space for either a seating area or family dining table and benefits from access to convenient understairs storage as well as double patio doors opening out onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a spacious integrated wardrobe and additional storage area. A newly installed three-piece shower room completes this level.

Externally, the home is set back from the cul-de-sac, offering excellent privacy to the front. The property boasts a private driveway providing off-road parking for multiple vehicles, which also leads to the detached studio. Previously a garage, this space has been converted into a functional and versatile room, ideal for use as a home office, gym, hobby room, or additional storage.

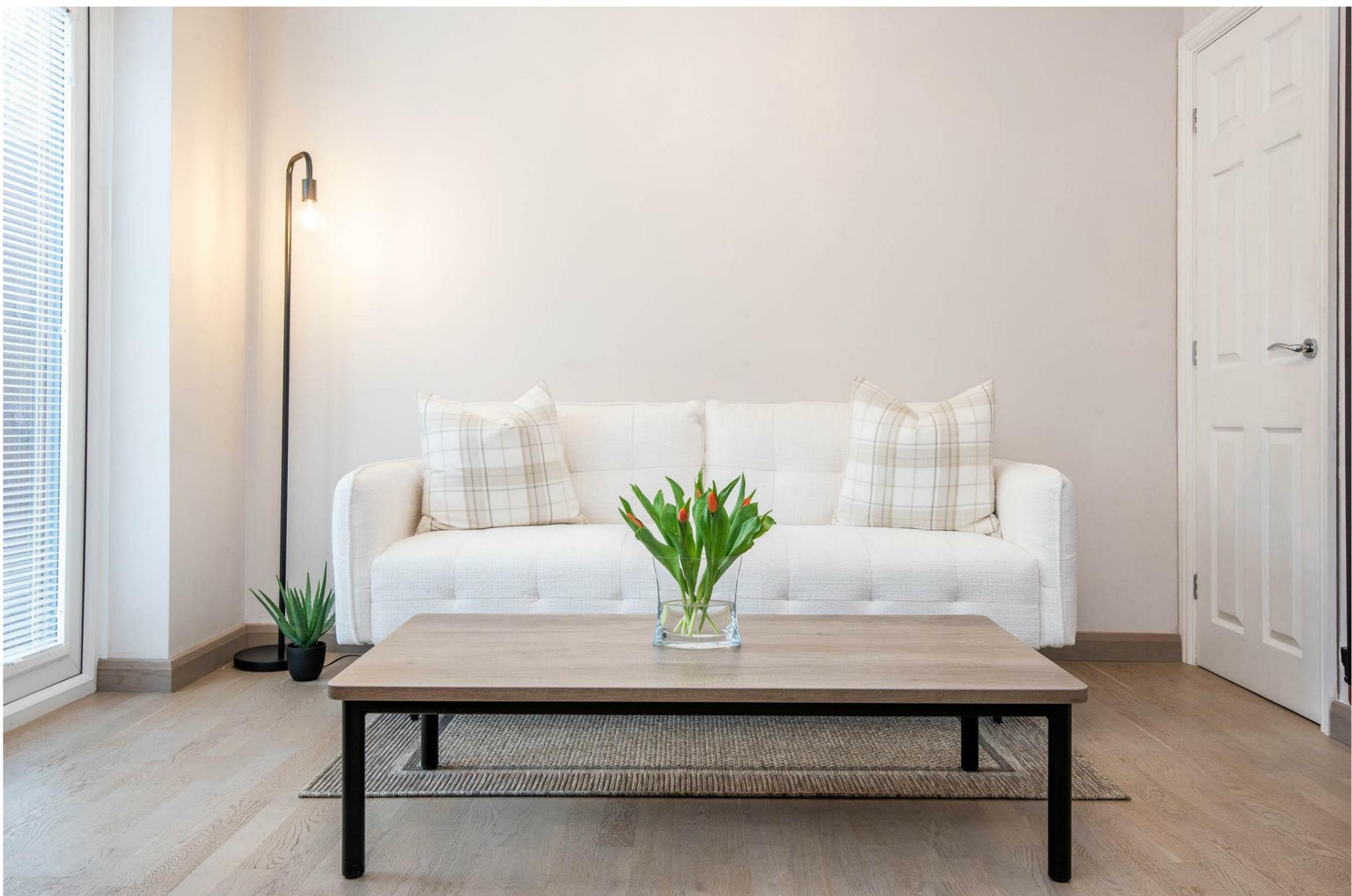
The rear garden is generously sized and features a low-maintenance flagged patio along with a separate loose stone patio and faux lawn, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.

















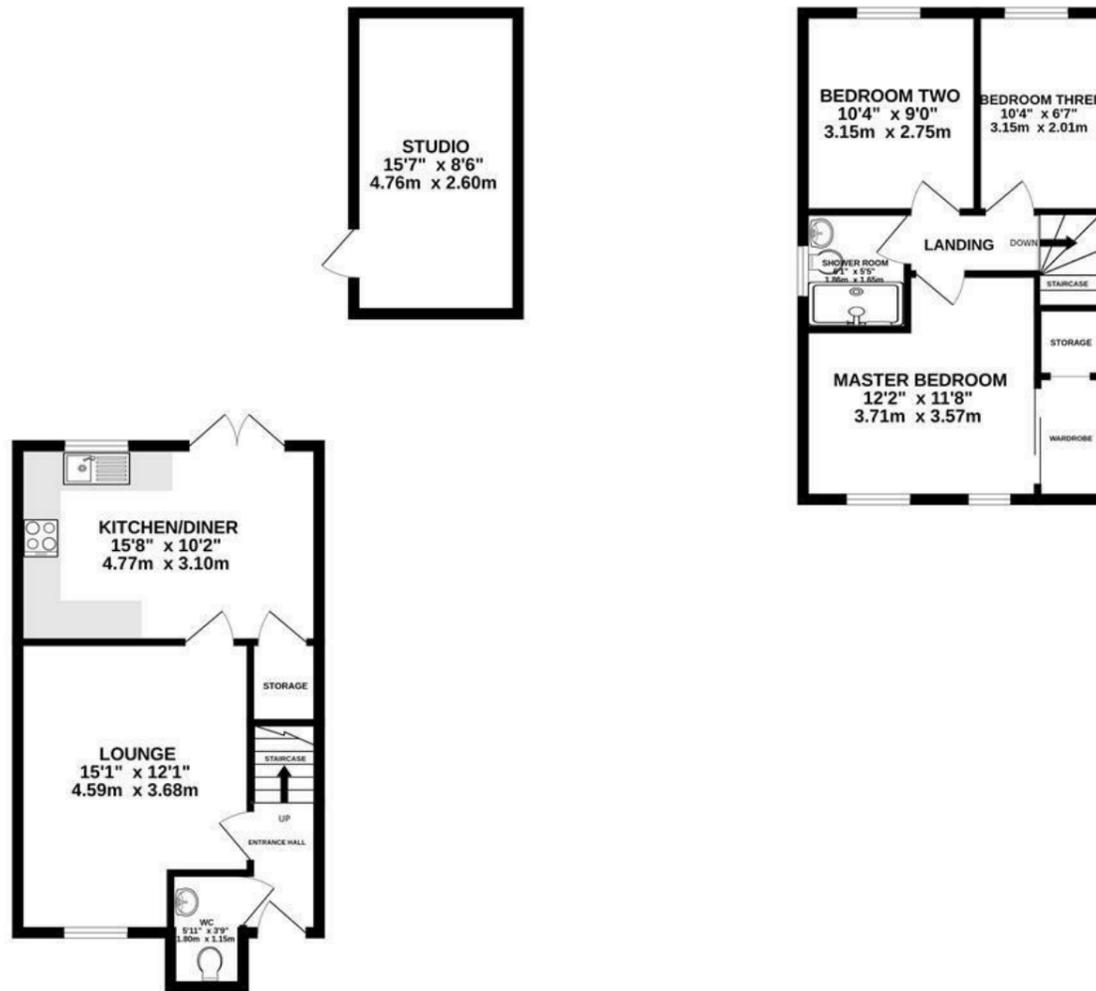




# BEN ROSE

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

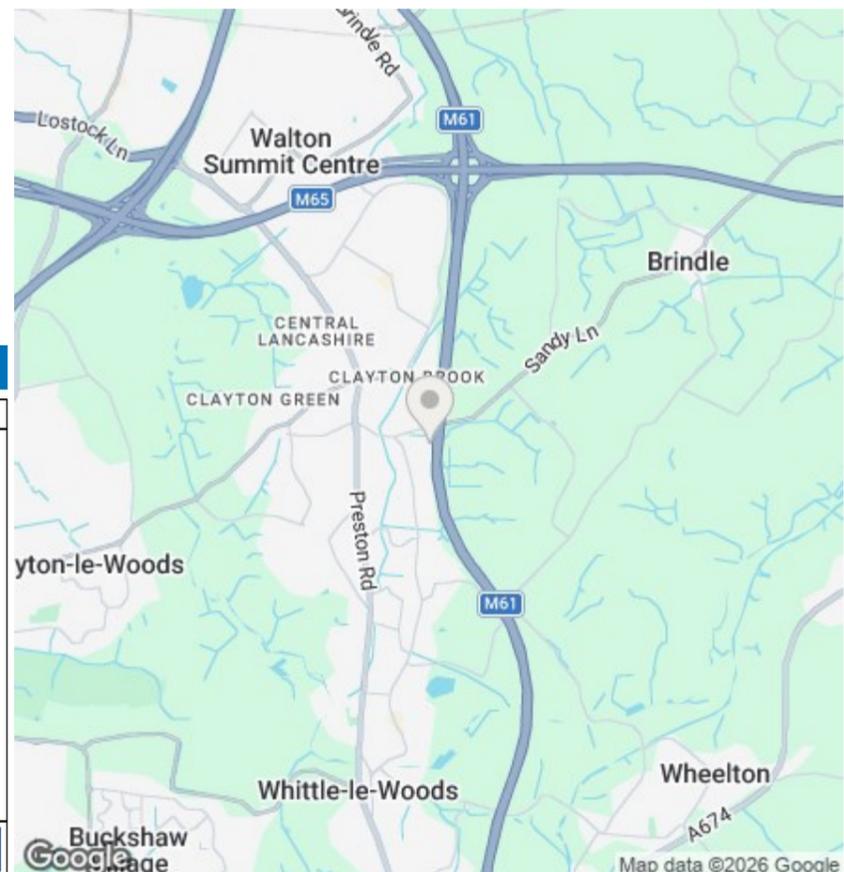


TOTAL FLOOR AREA: 934 sq.ft. (86.8 sq.m.) approx.

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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	