



## **The Elms, Clayton-Le-Woods, Chorley**

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this attractive three-bedroom semi-detached home, nestled on a quiet cul-de-sac in the sought-after village of Clayton-le-Woods. This would make an ideal family home and is conveniently located just outside Chorley, within walking distance of excellent local schools, shops, and amenities. The property also benefits from fantastic transport links, including nearby public transport routes and easy access to the M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a central fireplace and an open staircase leading to the upper level. Moving through, you will enter the contemporary kitchen/diner, which is set in an open-plan layout with the conservatory at the rear. The modern fitted kitchen offers ample storage along with an integrated oven and hob. The conservatory provides a fantastic dining space, offering ample room for a large family dining table and benefiting from double patio doors opening onto the rear garden.

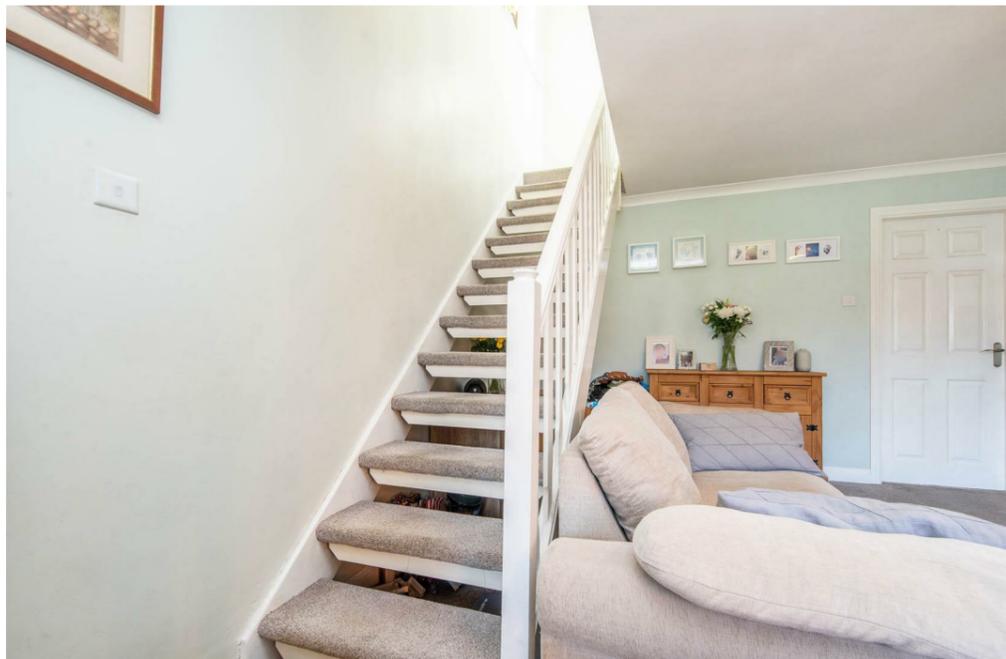
Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from fitted storage. A three-piece family bathroom with an over-the-bath shower completes this level. The home also benefits from a spacious, fully boarded loft, equipped with lighting and convenient pull-down ladder access, providing excellent additional storage.

Externally, the front of the home features a private driveway providing off-road parking for up to three vehicles. To the rear is a generously sized, south-west facing garden with a flagged patio and lower lawn area. The garden enjoys sunshine throughout the day, making it a perfect space for relaxing, playing, or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







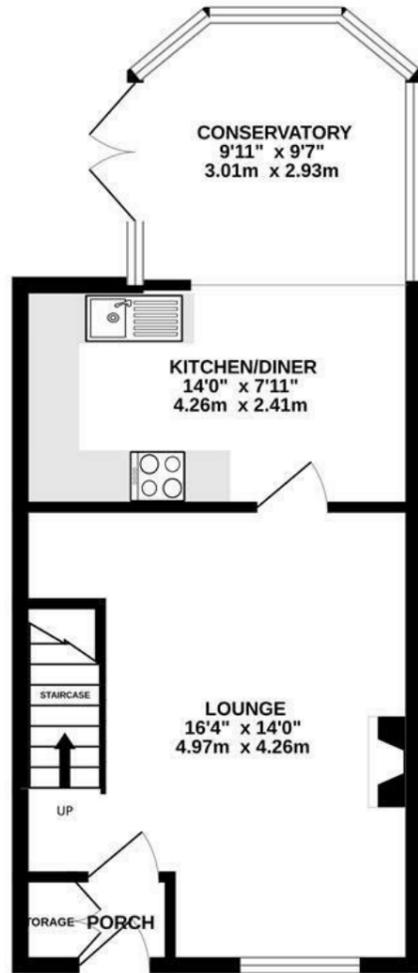




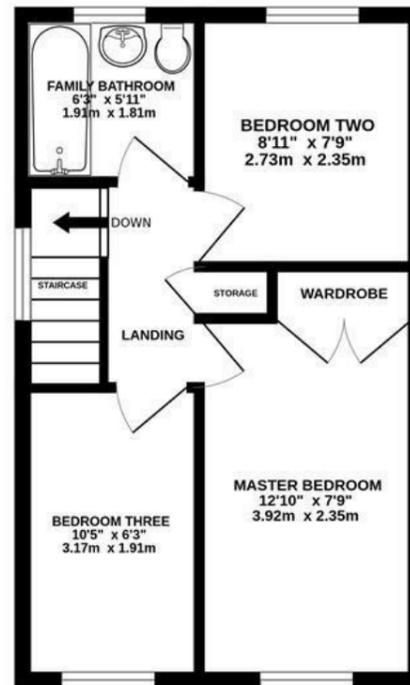


# BEN ROSE

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. 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>		
(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		
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