



## Pingle Croft, Clayton-Le-Woods, Chorley

Offers Over £154,995

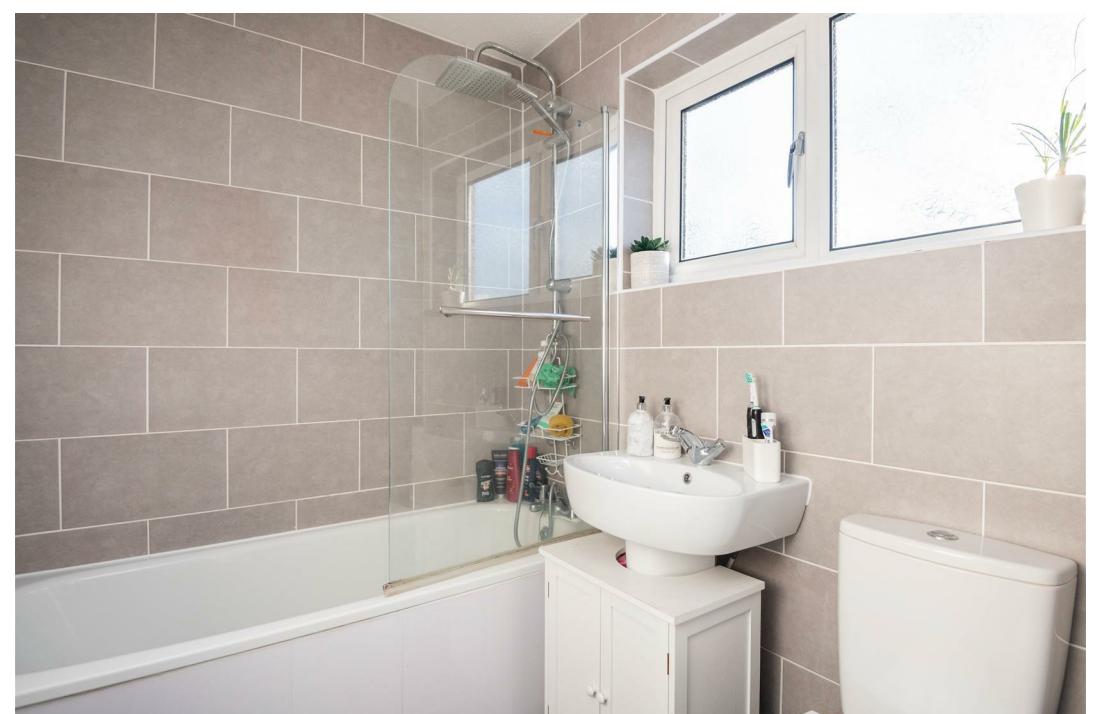
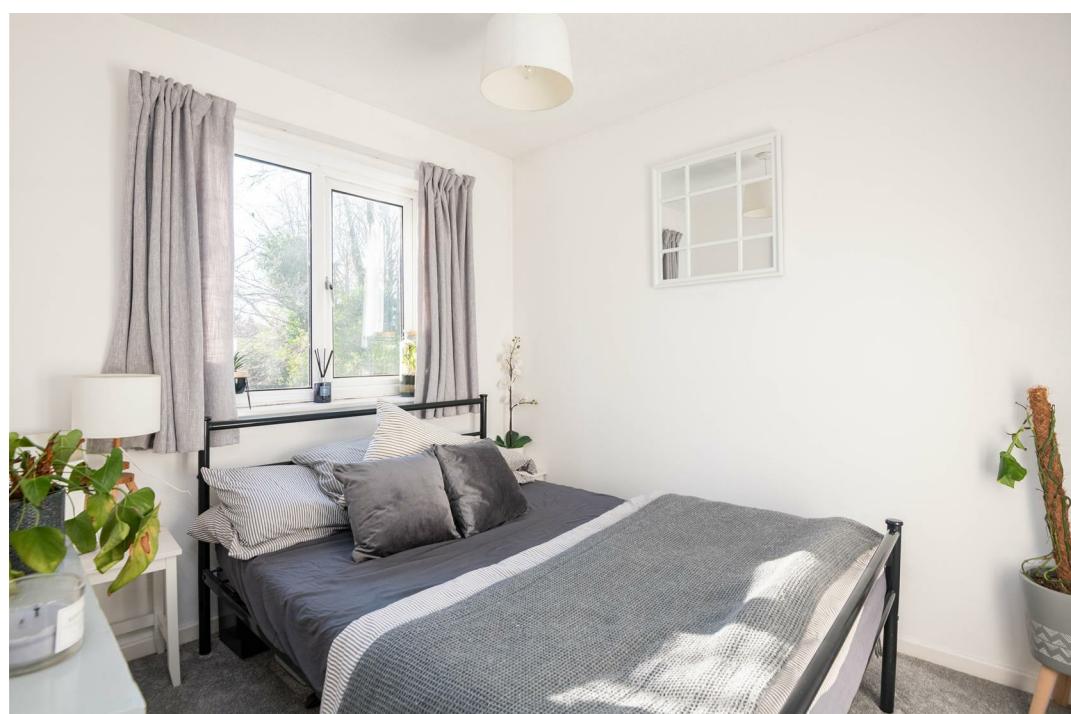
Ben Rose Estate Agents are pleased to present to market this beautifully finished two-bedroom semi-detached home, ideally suited to couples and small families. Positioned in the popular residential area of Clayton-le-Woods, Chorley, the property offers a welcoming and comfortable living environment with a modern feel throughout. The location is well regarded for its friendly community atmosphere while remaining highly convenient, with a range of local shops, schools and everyday amenities close by. Ideally positioned just a short walk (approximately 0.4 miles) from the Cuerden Valley Park, which offers easy access to a range of scenic walking routes (perfect for enjoying the outdoors on your doorstep). Excellent transport links are within easy reach, including nearby bus routes, Buckshaw Parkway train station, and quick access to the M6 and M65 motorways, making commuting to Chorley, Preston, Leyland and beyond both simple and efficient.

Upon entering the property, you are welcomed into a neat entrance vestibule which leads through into the main hallway, providing access to the staircase and the spacious lounge. The lounge is bright and inviting, offering ample space for relaxing and entertaining. Flowing seamlessly from here is the modern kitchen/diner, a well-designed area that provides plenty of worktop and storage space, along with room for a dining table, making it ideal for both everyday family meals and social gatherings.

Moving up to the first floor, the landing leads to two generously sized bedrooms, both well-presented and offering comfortable accommodation. The main bedroom provides ample space for bedroom furniture, while the second bedroom is ideal as a guest room, child's bedroom or home office. Completing the first floor is the family bathroom, finished to a good standard and fitted with all the essential amenities.

Externally, the property continues to impress. To the front, there is a well-maintained lawn alongside a generous double off-road driveway, providing convenient parking for two vehicles. To the rear, the enclosed garden offers a private and low-maintenance outdoor space, featuring AstroTurf, a paved seating area ideal for outdoor dining, and attractive slate flowerbeds. The rear garden is south-facing and enjoys sunshine for the majority of the day, creating an ideal space for entertaining, or family life. This charming home combines modern living with a convenient location, making it an excellent opportunity for buyers seeking comfort, practicality and a welcoming community.



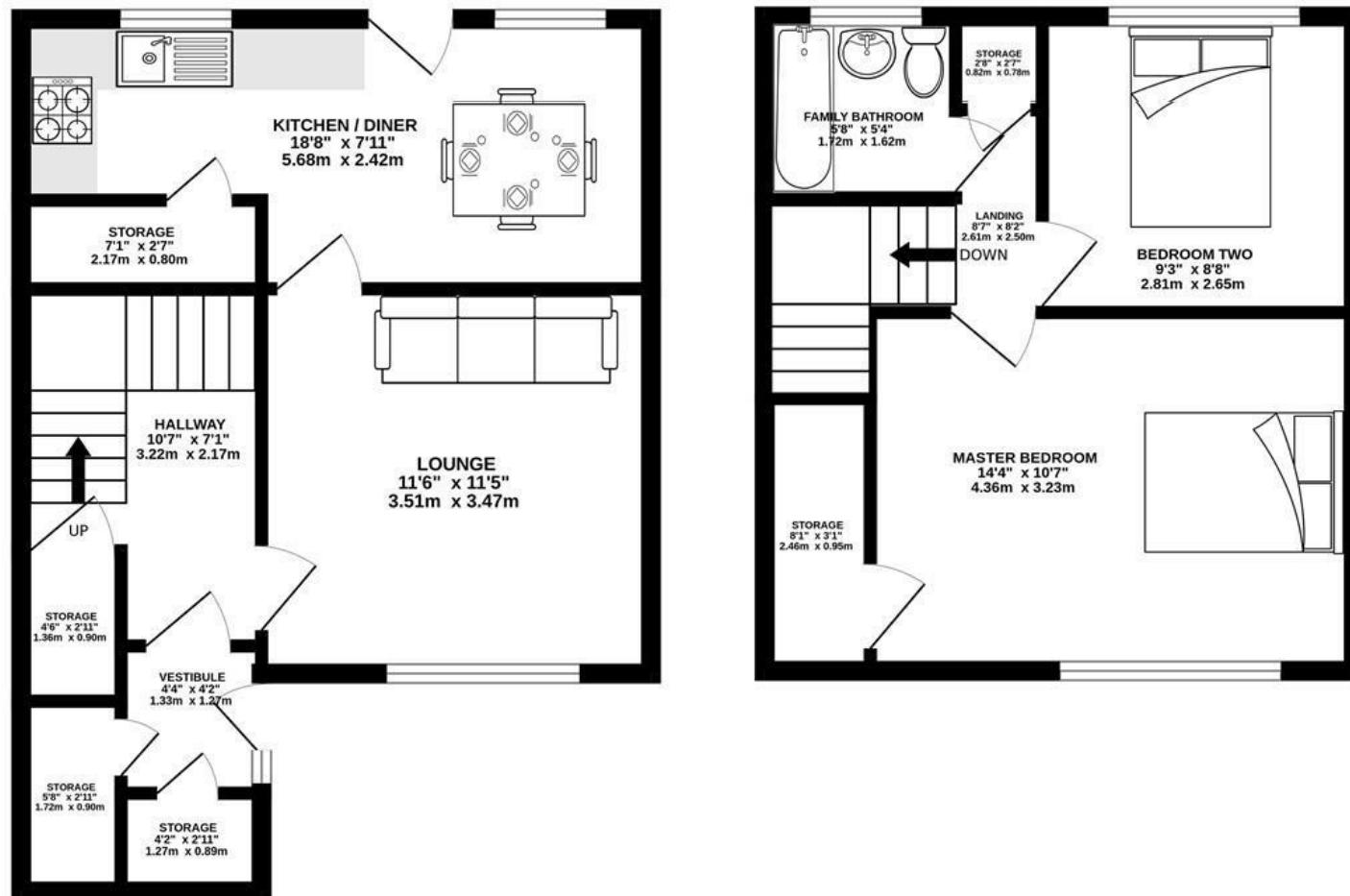




# BEN ROSE

GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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.

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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) 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		
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