



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

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this charming two bedroom semi-detached home, ideally positioned on a quiet cul-de-sac in the sought-after area of Clayton-Le-Woods. Offered with NO CHAIN, this property is perfect for first time buyers looking to step onto the property ladder with a home that offers both comfort and convenience. Situated on a generous corner plot, the home benefits from a peaceful setting while remaining within easy reach of local amenities, including shops, supermarkets, and well-regarded schools. Excellent travel links are close by, with easy access to the M6 and M61 motorways, nearby bus routes, and train stations in Leyland and Chorley providing direct connections to surrounding towns and cities such as Preston and Manchester.

Entering the home, you are welcomed into a reception hall with the staircase positioned just off. Moving through, you'll find the spacious lounge located towards the rear, offering a bright and inviting living space with French doors that open out onto the garden, allowing for plenty of natural light. The lounge flows seamlessly into the kitchen, which is fitted with ample worktop space and includes an integrated oven, making it both practical and well-suited for everyday living.

To the first floor, the property offers two well-proportioned bedrooms, both designed to maximise comfort and usability. The second bedroom benefits from a useful walk-in wardrobe, providing additional storage space. Completing this level is a three-piece family bathroom, finished to a clean and functional standard.

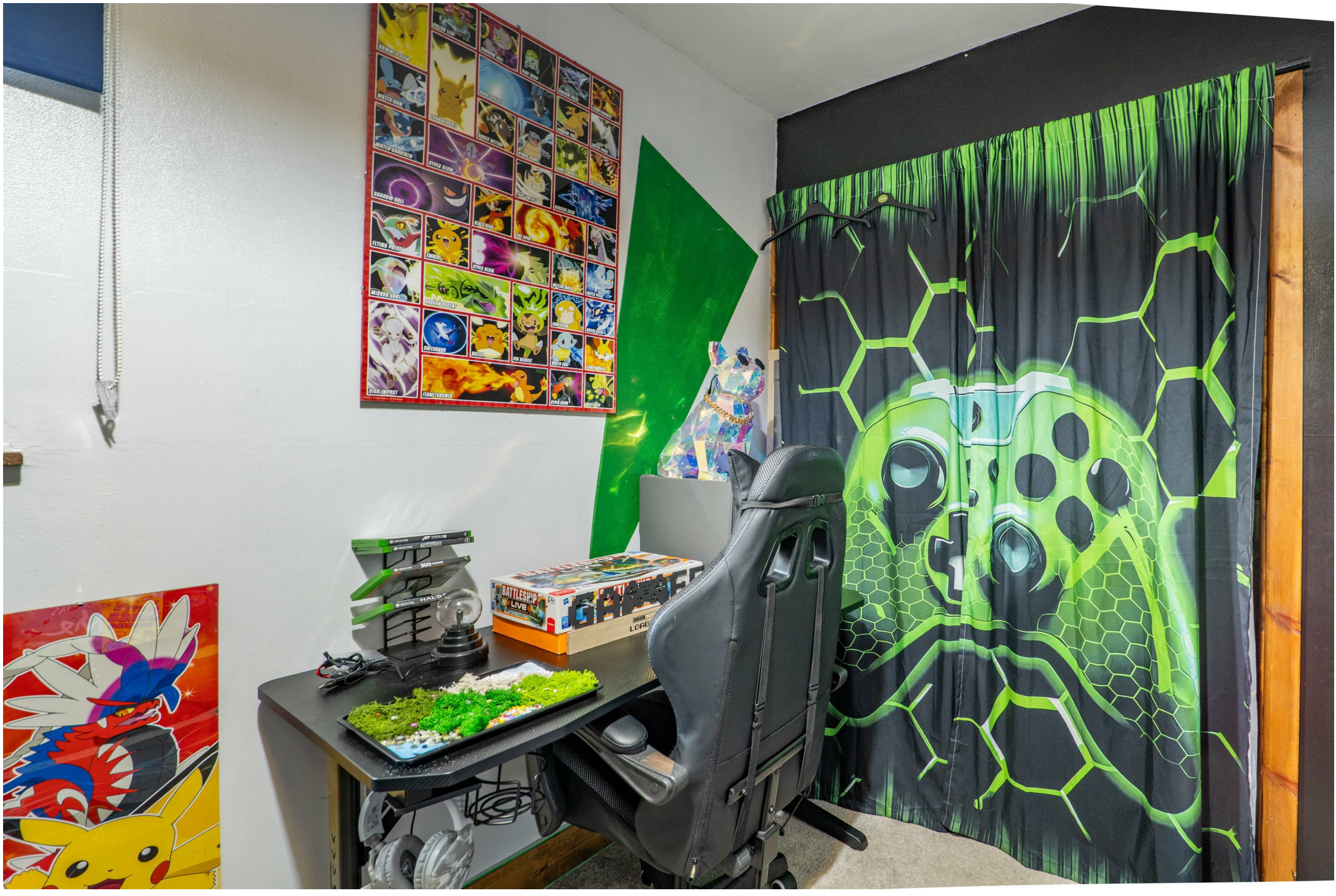
Externally, the property continues to impress with a driveway to the front providing off-road parking for one vehicle, alongside an enclosed lawned garden. A side gate opens to reveal an additional parking space, offering flexibility for multiple vehicles. The rear garden is also accessed here and features a private, enclosed seating area—ideal for relaxing or entertaining. This is a fantastic opportunity to acquire a well-located home with great potential, perfect for first time buyers seeking a quiet yet well-connected setting.





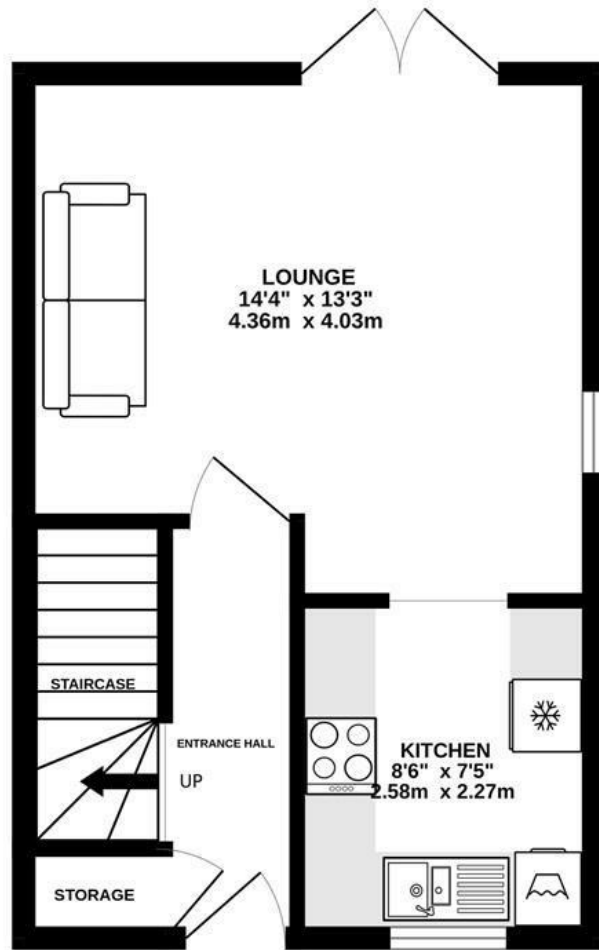




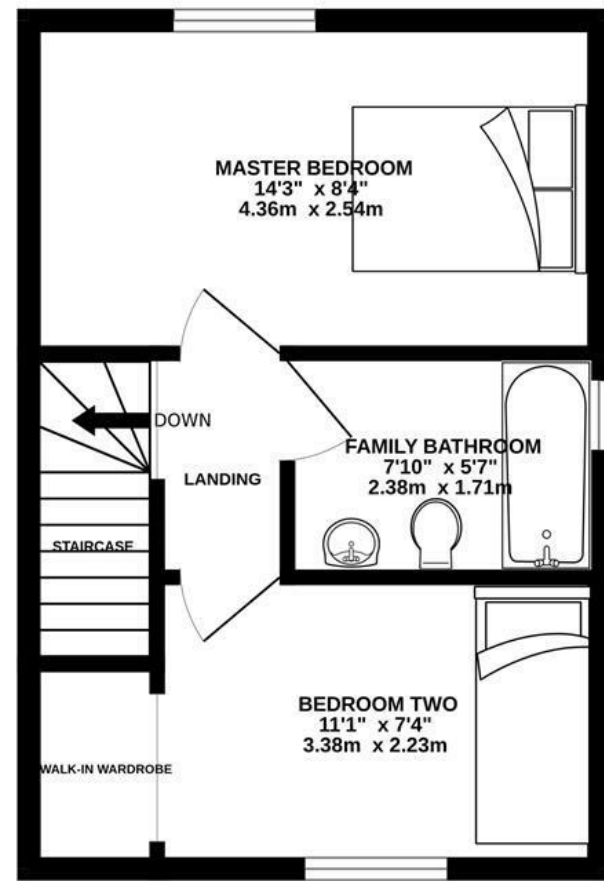




GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.

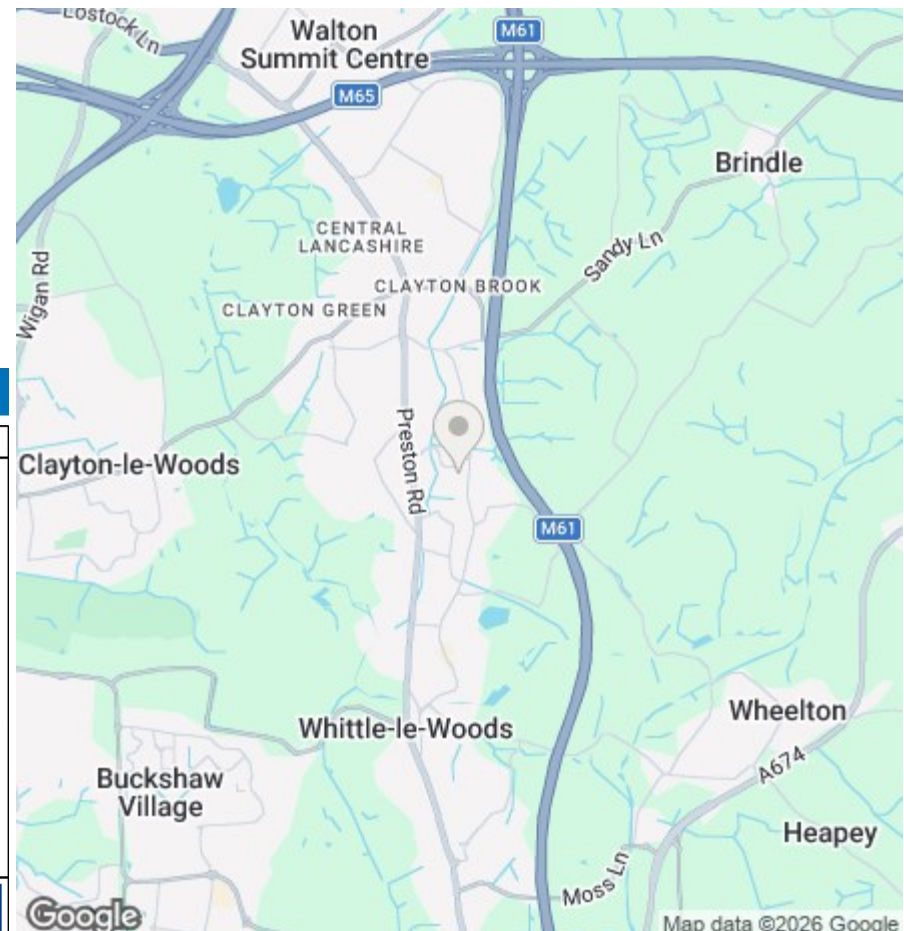


TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

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) <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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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