



Back Lane, Clayton-Le-Woods, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this stunning, two-bedroom bungalow situated on a generous plot in a picturesque part of Clayton-Le-Woods. This beautiful home offers both front and rear gardens, with views of the nearby village and access to the scenic Cuerden Valley Park adjacent to the property. Residents will appreciate the convenience of local supermarkets and schools, as well as excellent travel links via the nearby M6, M61, and M65 motorways.

Entering the home, you're greeted by an inviting entrance hall providing access to the majority of rooms. The spacious lounge boasts a charming fireplace and a large front-facing window, flooding the room with natural light. Adjacent to the lounge is a sizeable conservatory at the rear, currently serving as a part dining and family room, offering versatility and additional living space. The kitchen is well-appointed with integrated appliances, including a dishwasher, and provides ample room for further freestanding appliances. Two double-sized bedrooms, with the master benefiting from fitted wardrobes, offer comfortable retreats. Completing the ground floor is a modern shower room featuring a stunning stain-glass window.

Externally, the property boasts a driveway at the front, leading to the garage located at the rear. The driveway, while belonging to the property, does provide access for neighboring properties. Steps lead up to the raised plot where the home is situated, featuring a secluded front lawn leading to a decked patio area, ideal for outdoor relaxation. You'll also have views here overlooking the village. The rear garden offers further private outdoor space, with an outdoor seating area and lawn, complemented by a water feature and rear access to the garage. This space also has the added benefit of being nearby to local woods that add to the tranquility of the home.

In summary, this charming bungalow offers comfortable living spaces, modern amenities, and delightful outdoor areas, making it an ideal home for those seeking tranquility and convenience in Clayton-Le-Woods.











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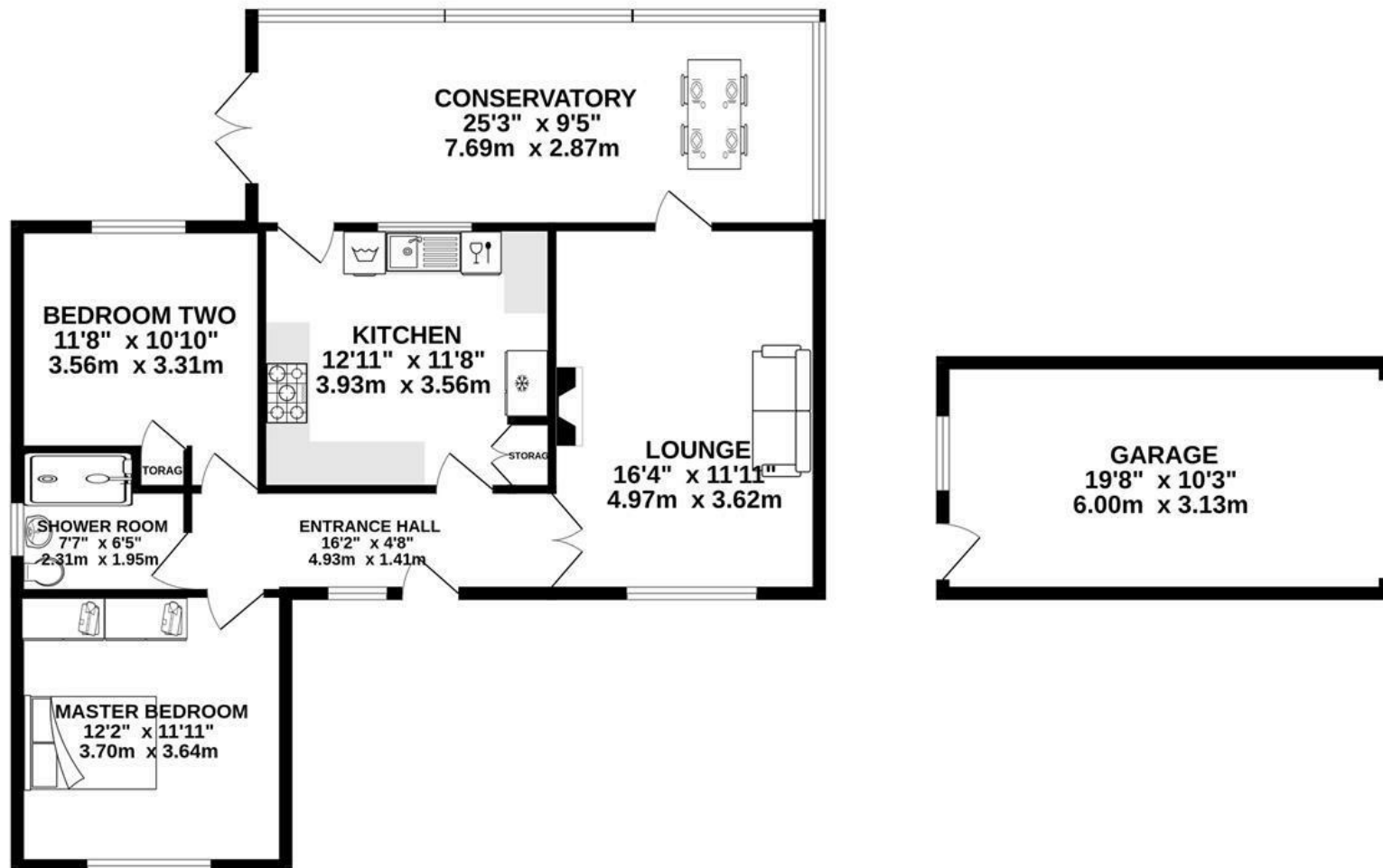








GROUND FLOOR 1161 sq.ft. (107.9 sq.m.) approx.

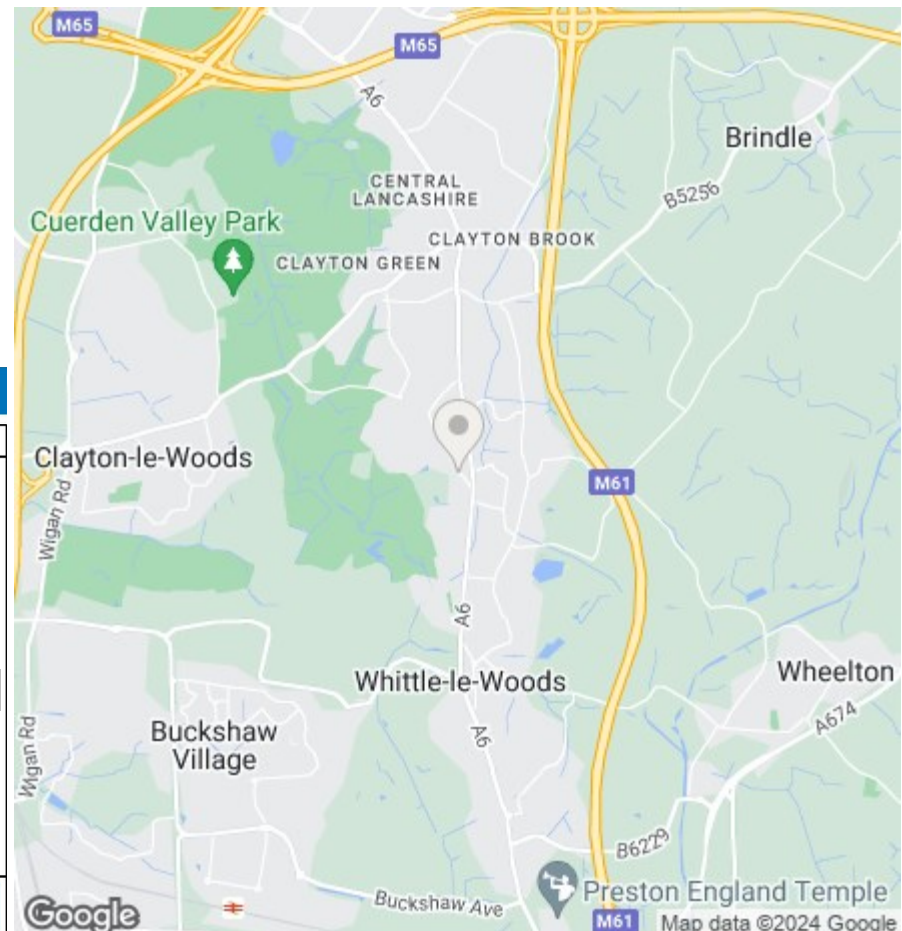


TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

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	80
		63

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	47
		34