



Manor Road, Clayton-Le-Woods, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this well presented four-bedroom detached home, located in a quiet cul-de-sac in the sought-after area of Clayton-Le-Woods. This versatile property offers spacious living throughout, making it an ideal family home. The property is situated close to excellent local amenities, including well-regarded schools, supermarkets, and leisure facilities. For commuters, the home benefits from fantastic travel links, with easy access to the M6 and M61 motorways, as well as nearby train stations providing direct routes to Preston, Manchester, and beyond.

Upon entering, you are welcomed into the entrance hall, where the conveniently located WC can be found. Off the hall is the fourth bedroom, which offers a range of potential uses, such as a home office or playroom. The spacious lounge is a stunning centerpiece of the home, featuring a beautiful fireplace and providing access to both the kitchen and conservatory. The conservatory, with its bi-folding doors, creates an open-plan living space, allowing for a seamless flow between the rooms. This bright and airy space offers ample room for a dining table and a seating area, making it perfect for entertaining. The kitchen is generously sized, featuring an island with a breakfast bar and offering a practical yet stylish space for family living. Additionally, the integrated garage has been thoughtfully converted into a useful store room and a utility/washroom, with the potential to be restored to its original use or even transformed into an annex.

Moving upstairs, the first floor boasts three well-proportioned double bedrooms, all offering ample space for storage and personalisation. The family bathroom is fitted with a three-piece suite, including an over-the-bath shower, providing both functionality and style.

Externally, the home is equally impressive. To the front, a spacious driveway provides off-road parking for multiple vehicles. The rear garden has been beautifully landscaped, featuring an astro-turfed lawn for easy maintenance, a raised decked patio area perfect for outdoor dining, and a convenient shed for additional storage. This outdoor space offers a private and peaceful setting for families to enjoy.

Overall, this fantastic home provides a perfect balance of space, comfort, and practicality, making it an ideal choice for families seeking a property in a desirable location.



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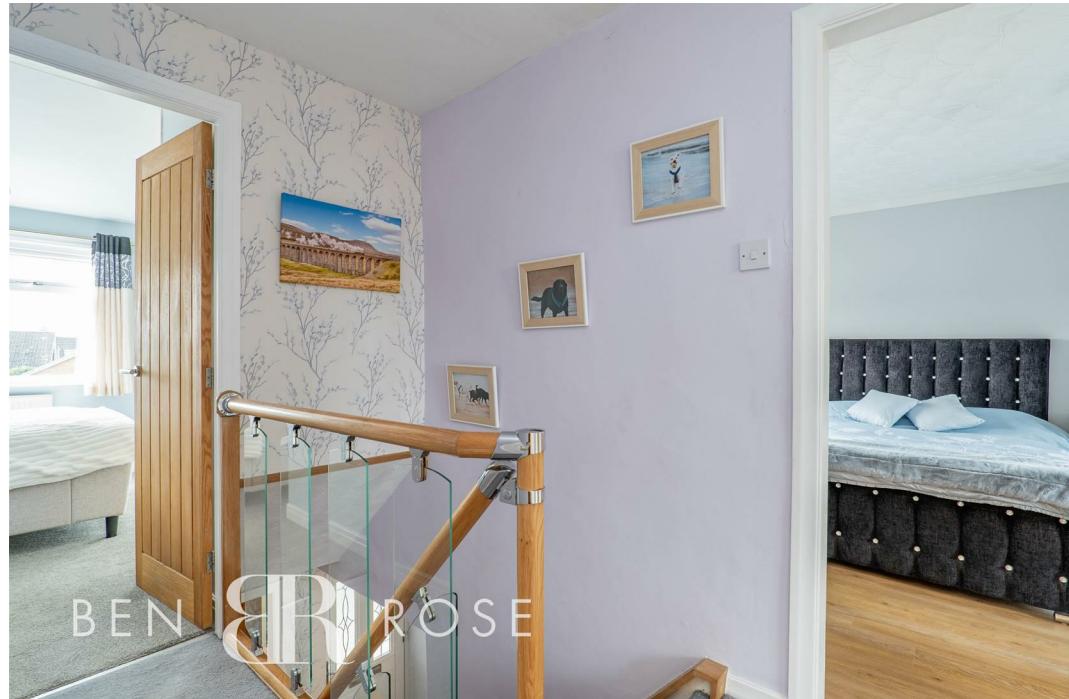


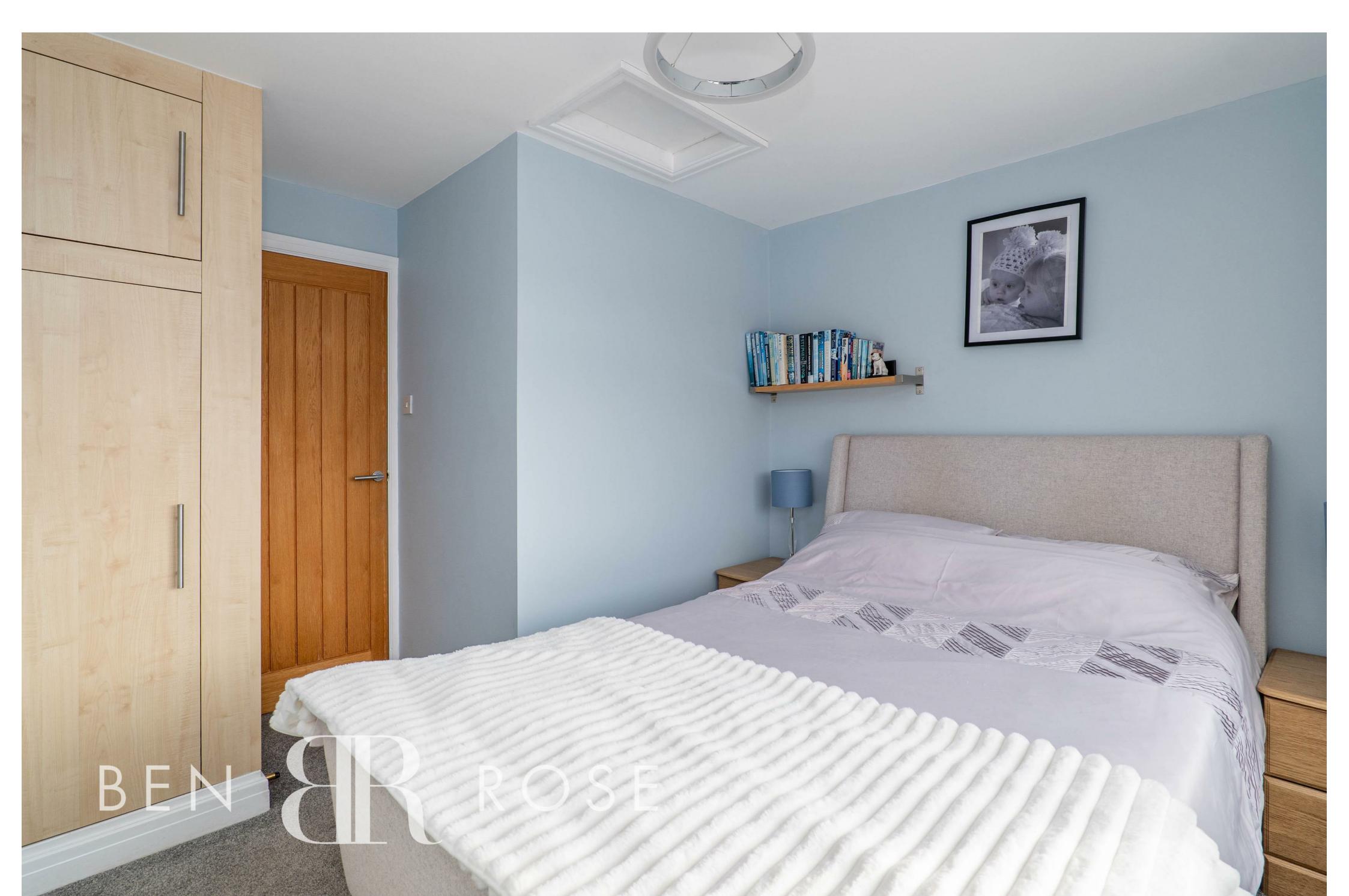
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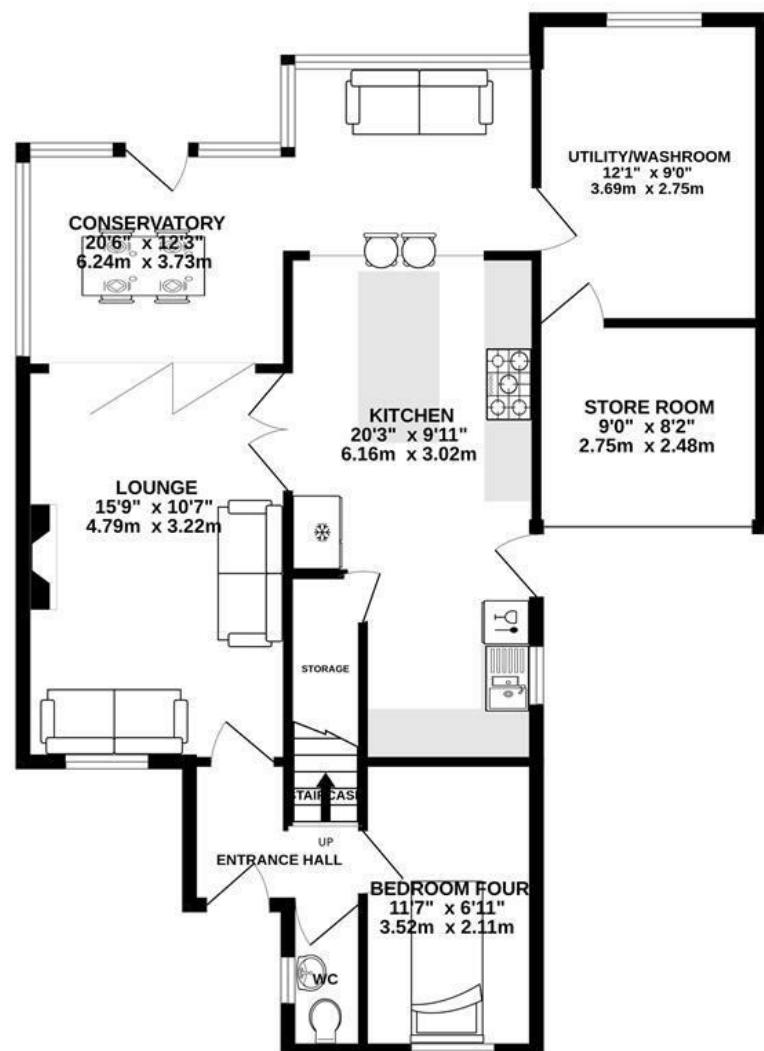


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GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



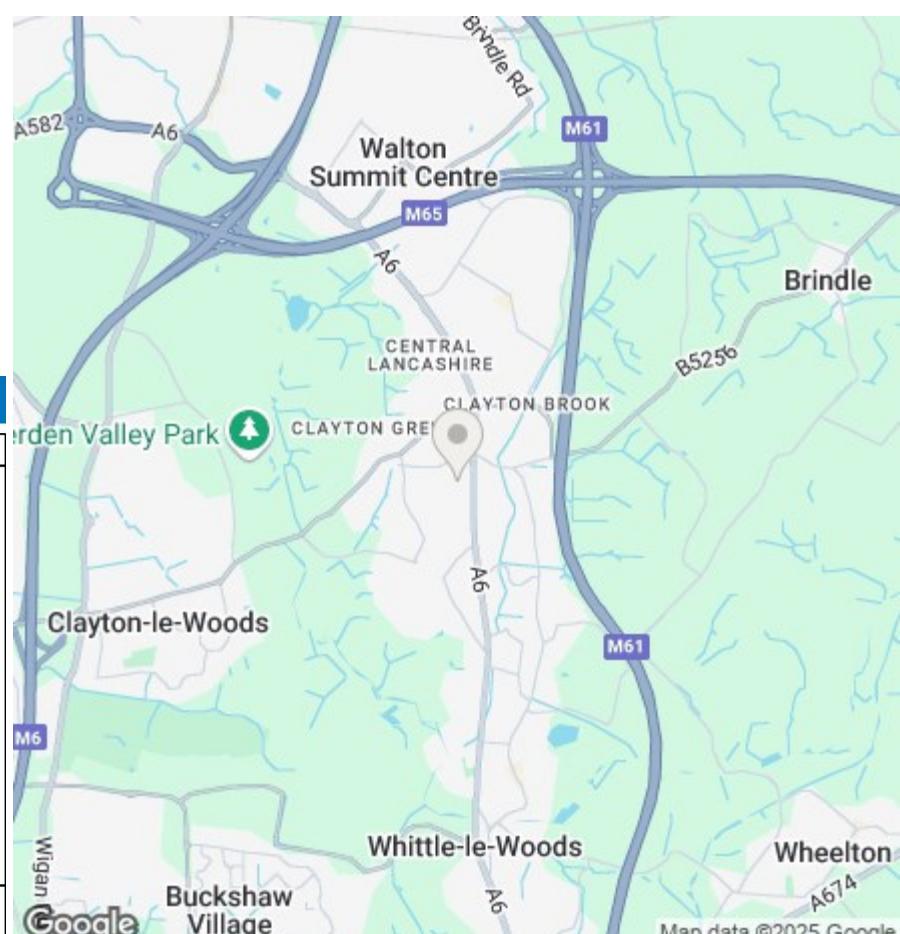
1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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 general guidance 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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 ₂) 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	