BEN ROSE



Kiln Croft, Clayton-Le-Woods, Chorley — Offers Over £244,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached home, situated in the highly sought-after residential area of Clayton-le-Woods. Ideal for families, this well-maintained property offers generous living accommodation throughout, alongside a detached garage and private driveway to the rear. The location is particularly popular thanks to its excellent range of nearby amenities, including well-regarded schools, supermarkets, shops, and leisure facilities. Excellent transport links are also close by, with regular bus routes, easy access to the M6, M61, and M65 motorway networks, and nearby train stations at Leyland and Buckshaw Parkway providing convenient connections to Preston, Manchester, and beyond.

The home has undergone a range of renovations and upgrades over the last couple of years, including a newly fitted kitchen, W.C., and family bathroom. The exterior has also been improved, with new rendering to the front and repointing to the gable end. Freshly decorated throughout, the property offers bright, refreshed interiors and is ready for immediate occupation.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which features a newly installed central fireplace and a large window overlooking the front aspect. From here, you will enter the contemporary kitchen, which offers ample storage and a range of integrated appliances, including a fridge, freezer, oven, hob, washing machine, dryer, and dishwasher.

The kitchen is set within an open-plan layout with the spacious dining/family room, creating a fantastic hub of the home. The dining area offers ample space for a large family dining table, alongside additional room for a seating area, while the newly laid LVT flooring adds a stylish finishing touch to the whole space. A convenient W.C. is located just off this area and double patio doors open directly onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles, with the master and third bedroom benefiting from integrated storage. Additional storage can be found on the landing, while a three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the rear of the property is a detached garage, half of which has been converted into a useful office space with sliding patio door access. The front portion remains ideal for storage, retaining its original up-and-over door and separate side access. Both sections benefit from power and lighting, making the space versatile for a variety of uses.

The property also benefits from a newly laid driveway providing off-road parking, with double-gated access and EV charging point. To the side is a generously sized garden featuring a lawn and patio area, creating an ideal setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space, modern upgrades, and versatility this property has to offer.

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THE YOUNG ONES
THE GRAND



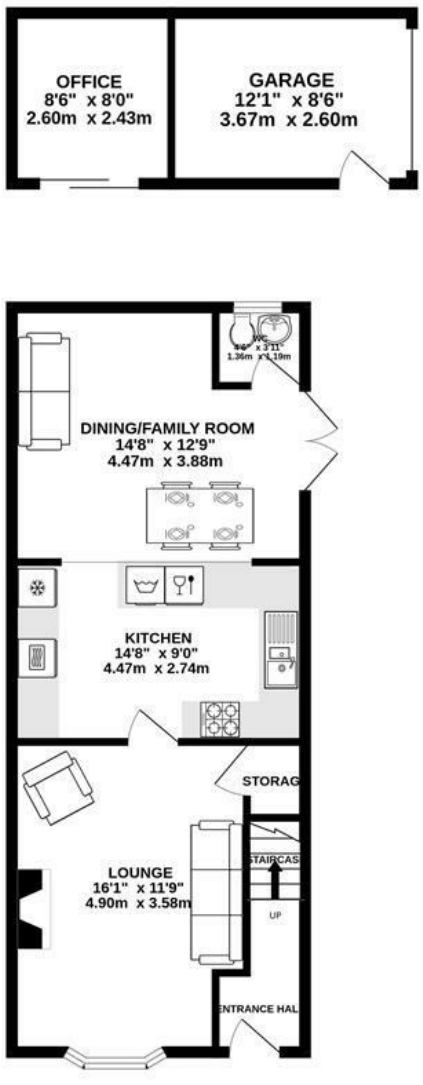




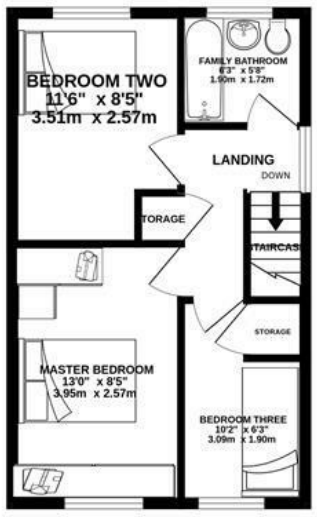


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GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



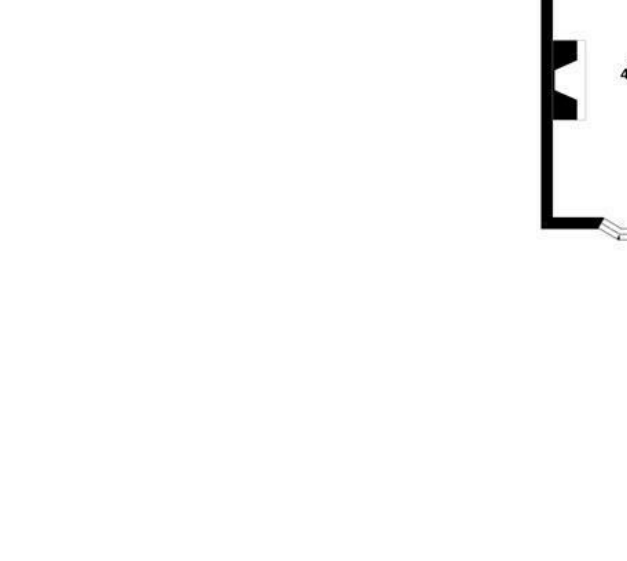
1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.

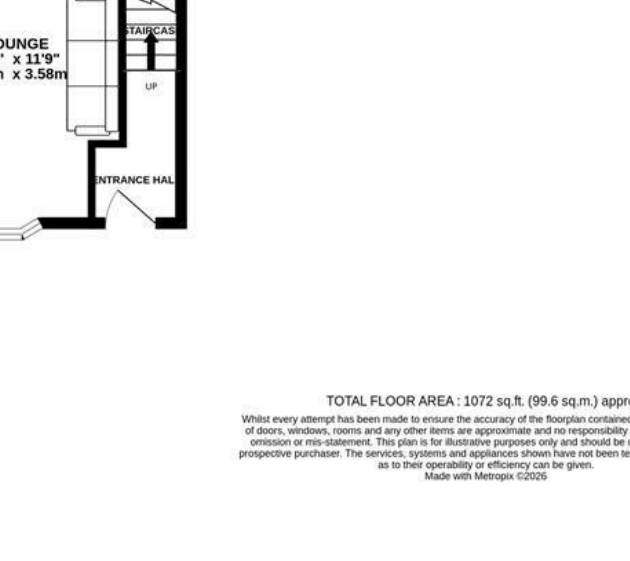


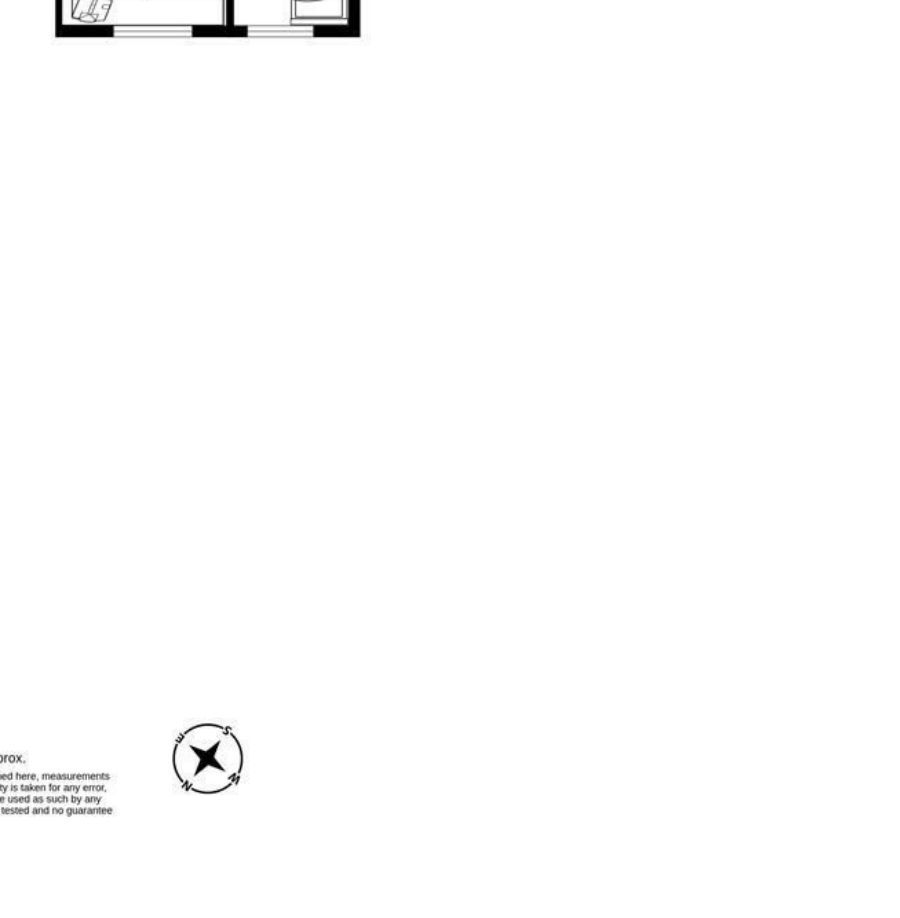
TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

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.







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