



Stone House Green, Clayton-Le-Woods, Chorley

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached bungalow, situated within a quiet cul-de-sac in a sought-after residential area of Chorley. Positioned opposite a small wooded area, the home enjoys a peaceful setting whilst still being conveniently close to a wide range of local amenities, making it an ideal opportunity for first time buyers, downsizers or investors alike. The property offers spacious accommodation throughout and presents fantastic potential for modernisation, allowing prospective buyers the chance to put their own stamp on the home. Chorley town centre is only a short drive away and provides an excellent selection of shops, supermarkets, cafés and restaurants, whilst nearby schools, leisure facilities and healthcare services add further convenience. Excellent travel links can also be found close by, including easy access to the M61 and M6 motorways, nearby bus routes and Chorley train station offering direct links to Manchester, Preston and surrounding towns.

Internally, you are welcomed into a bright and airy reception hall featuring attractive wooden floorboards and the staircase positioned off, creating an inviting first impression. From here, access is provided to the main living accommodation, including a cosy sitting room positioned to the front of the home, benefitting from a large bow window that allows plenty of natural light to flow through, alongside continued wooden flooring. The spacious lounge offers a warm and comfortable setting, complete with a charming log burner and sliding patio doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. The generously sized galley kitchen is fitted with a range of integrated appliances and benefits from a convenient breakfast bar, whilst French doors provide further access out to the garden. The adjoining utility room adds useful additional storage and workspace, whilst a convenient downstairs WC completes the ground floor.

To the first floor, the property continues to impress with three well-proportioned bedrooms, all offering flexible accommodation suitable for family living, guests or even a home office if desired. The family bathroom serves the first floor and offers excellent potential for updating to suit modern tastes and requirements.

Externally, the property boasts a driveway to the front providing off-road parking for multiple vehicles and leading up to a detached garage, with the additional benefit of a front garden adding to the home's kerb appeal. To the rear is a large mature landscaped garden, offering a private and tranquil outdoor space complete with a greenhouse and garden shed, ideal for gardening enthusiasts or those who simply enjoy spending time outdoors. Offering generous living space, a desirable location and fantastic potential throughout, this detached bungalow presents an exciting opportunity to acquire a home full of character and possibilities.

















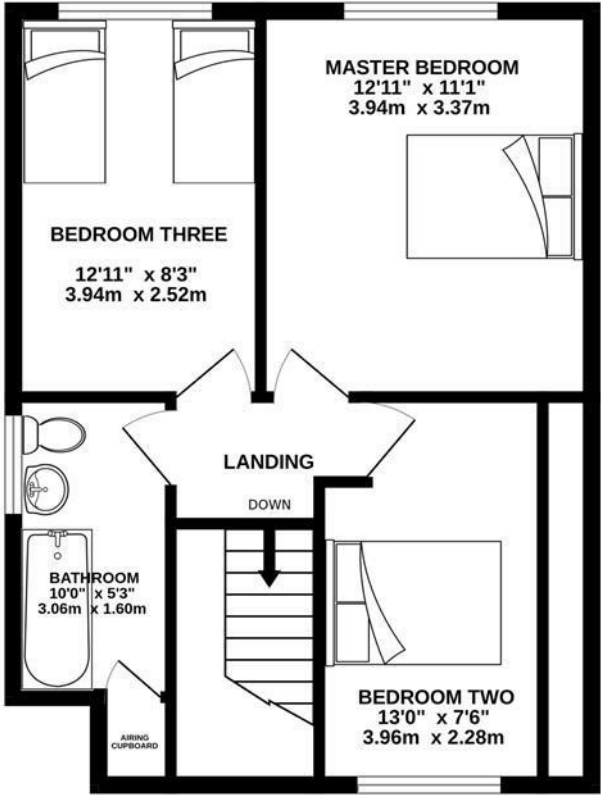
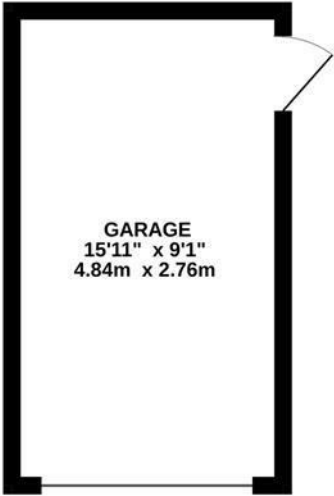
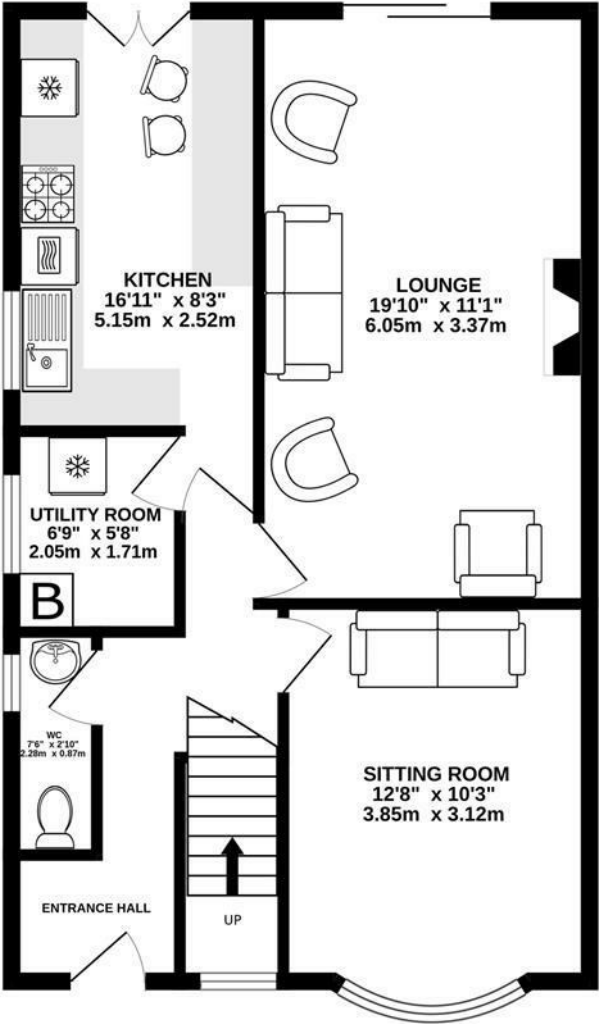




BEN ROSE

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 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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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		
	71	77
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	

