



## Lostock Meadow, Clayton-Le-Woods, Chorley

**Offers Over £269,995**

Ben Rose Estate Agents are pleased to present to market this well-proportioned detached property, situated in the sought-after area of Clayton-Le-Woods. Ideal for families and couples alike, this charming home offers a comfortable and versatile living space throughout. The location provides excellent access to a wide range of amenities, with nearby Leyland and Chorley offering shops, schools and leisure facilities. For commuters, Leyland train station provides direct links to Preston, Manchester and Liverpool, while the M6, M61 and M65 motorways are all easily accessible. There are also convenient bus routes to both Chorley and Preston, as well as the beautiful Cuerden Valley Park just a short distance away.

Upon entering the home, you are welcomed into an entrance hall that provides access to the principal ground floor rooms and the integral garage. To the front sits a fitted kitchen, offering ample worktop and storage space. Moving through, you'll find a spacious open plan lounge/dining room stretching the full width of the property, complete with a feature fireplace and sliding doors leading into the conservatory. The large conservatory overlooks the garden and provides an additional bright and relaxing reception space.

To the first floor, the property boasts a generous master bedroom with its own ensuite shower room. There is a second double bedroom and a third single bedroom, ideal as a home office or nursery. A modern three-piece family bathroom serves the remaining bedrooms.

Externally, the property benefits from a front garden with lawn and planted borders, along with a driveway providing parking for two cars and access to the integral garage, plus additional parking to the side. To the rear is a beautifully landscaped garden with a lawn, planted borders, a patio seating area and high fencing for privacy, completing this delightful home.



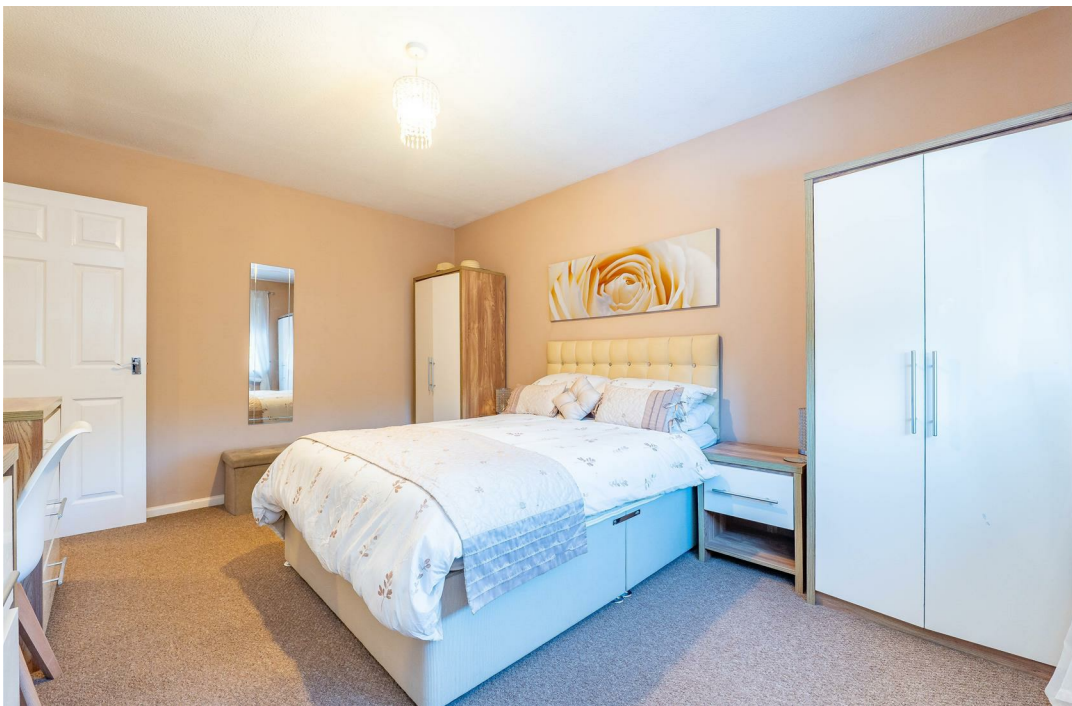












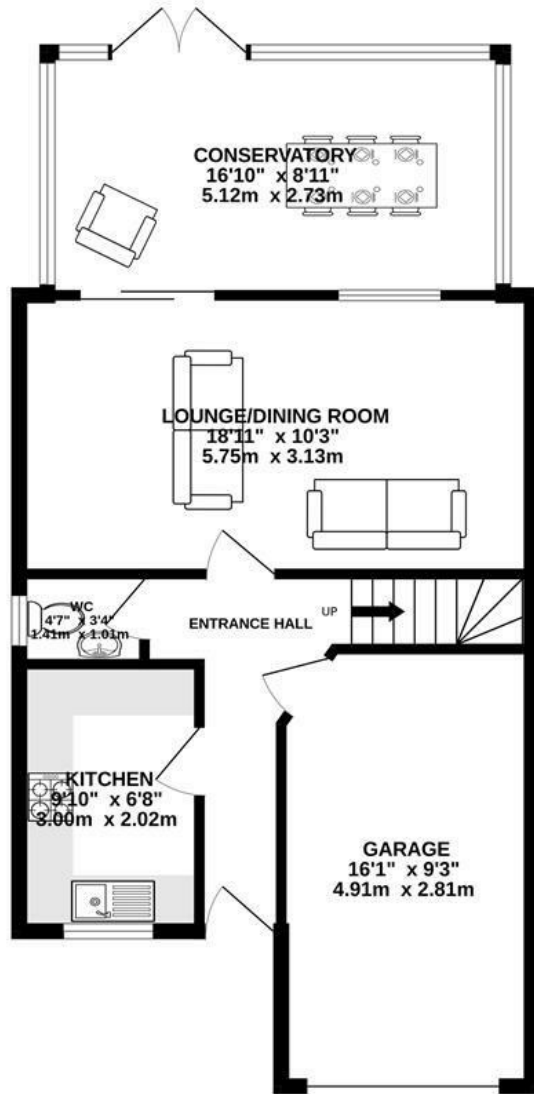




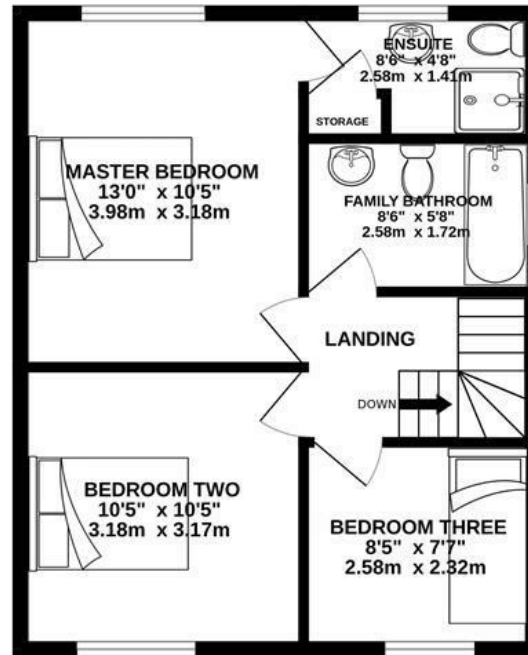


# BEN ROSE

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.

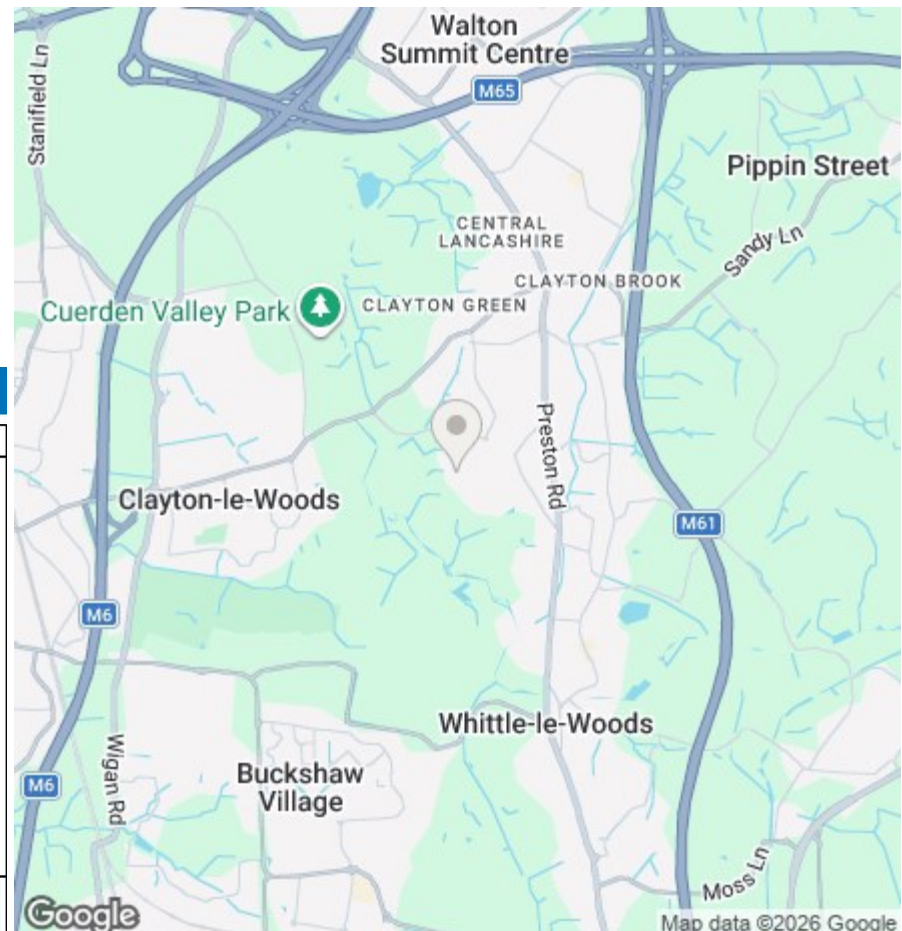


TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	