



## Fir Tree Grove, Clayton-Le-Woods, Chorley

Offers Over £439,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, four bed, detached property situated on a quiet cul-de-sac in Clayton-Le-Woods. This would be an ideal family home offering an ample amount of space throughout. The property is situated only a short drive from Chorley's town centre and its superb local schools, supermarkets and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the spacious entrance hall, you're greeted with access to the majority of the ground floor rooms. To the right lies the inviting lounge, boasting a generous length and abundant natural light from both the front bay window and rear patio doors you'll also find a fireplace and ample room for a large sofa set and furnishings here.

Continuing through, the dining room offers ample room for a large family dining table and provides access to the modern kitchen/breakfast room. The kitchen is well-equipped with an abundance of wall and base units, integrated appliances including a hob, oven, microwave, fridge freezer, and dishwasher, along with a large island with seating for two. Patio doors in the kitchen lead out to the garden, while the adjacent utility room offers additional worktop space, a sink, and laundry facilities. Conveniently located off the entrance hall are the stairs, under stair storage, and a WC.

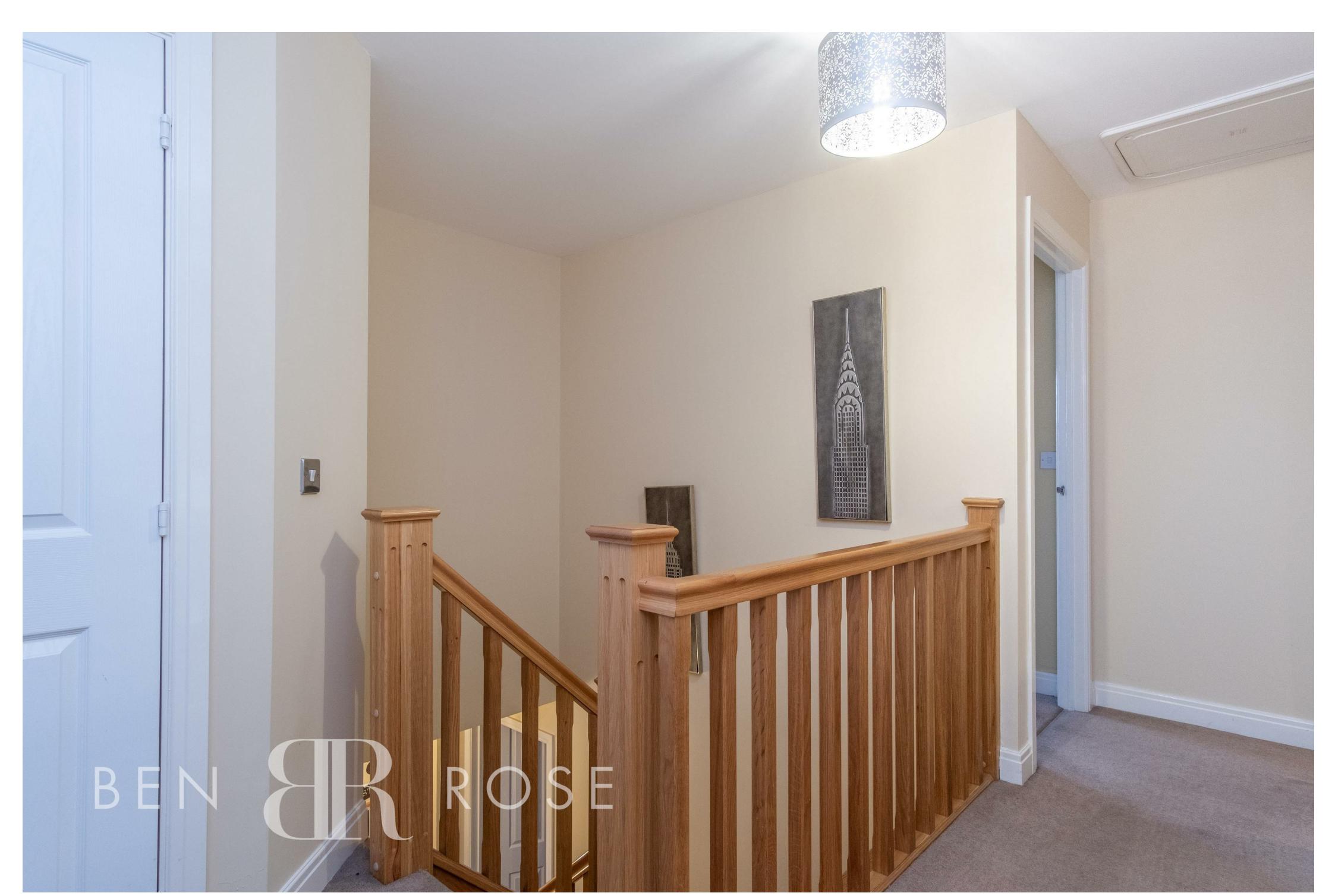
Ascending to the first floor, you'll find four spacious double bedrooms. The master bedroom impresses with its generous size, boasting a walk-in wardrobe and a good-sized three-piece ensuite/shower room. Bedroom two also offers a three-piece ensuite and fitted wardrobes, while a storage cupboard is conveniently located off the spacious landing. Completing this floor is a four-piece family bathroom, featuring a bath and standalone shower.

Outside, the property boasts a generous south-facing garden to the rear, tiered to offer both lawn, artificial grass, and paved areas for outdoor enjoyment. Ensuring privacy, the garden is not overlooked by neighboring properties and is bordered by tall fencing. To the front of the property lies room for four cars on the drive, complimented by a double garage suitable for two additional cars or storage. Situated in a quiet, family-friendly cul-de-sac within a sought-after area, this property promises to be the perfect family home.









BEN ROSE



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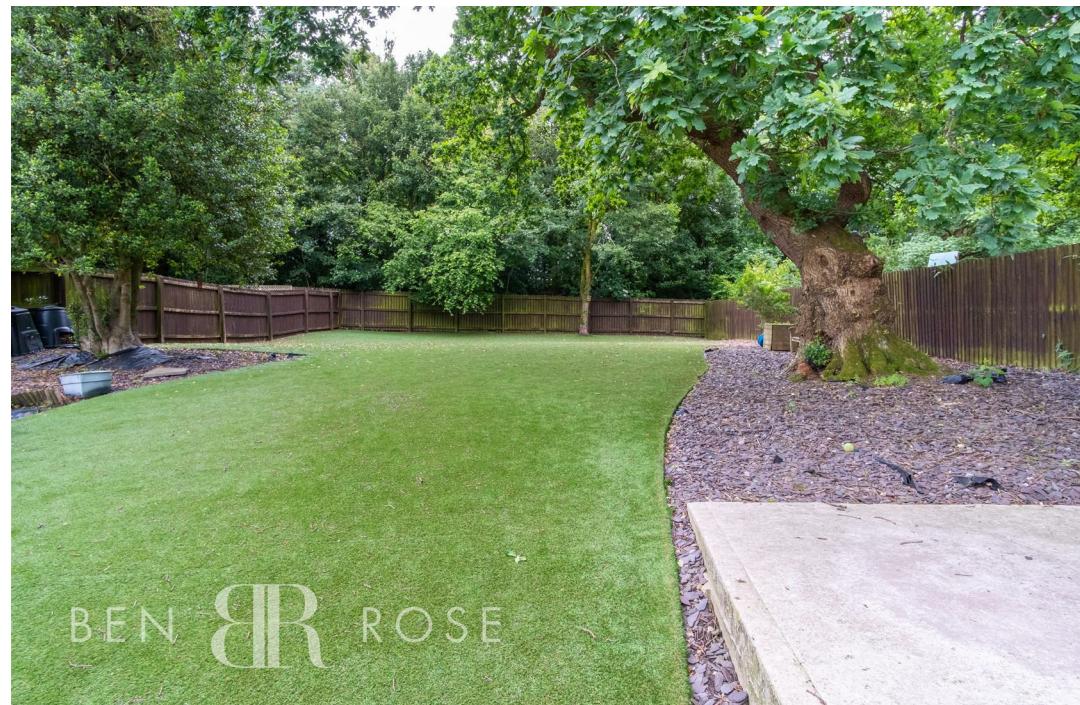








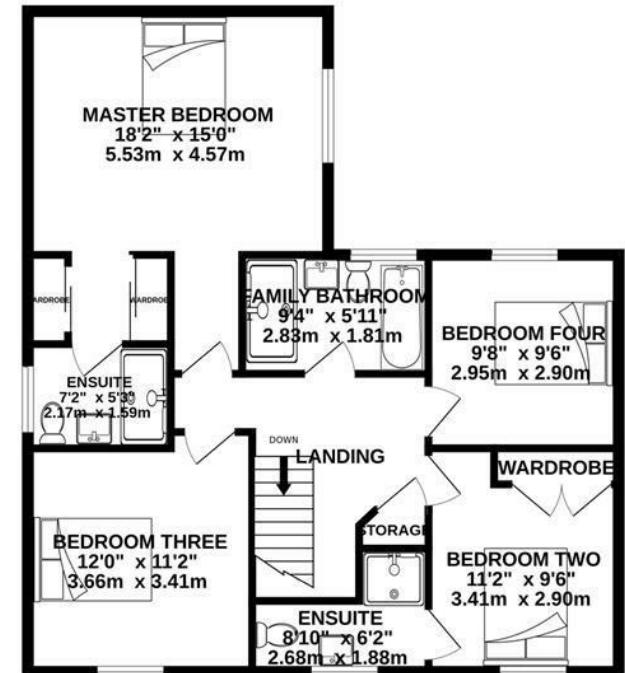
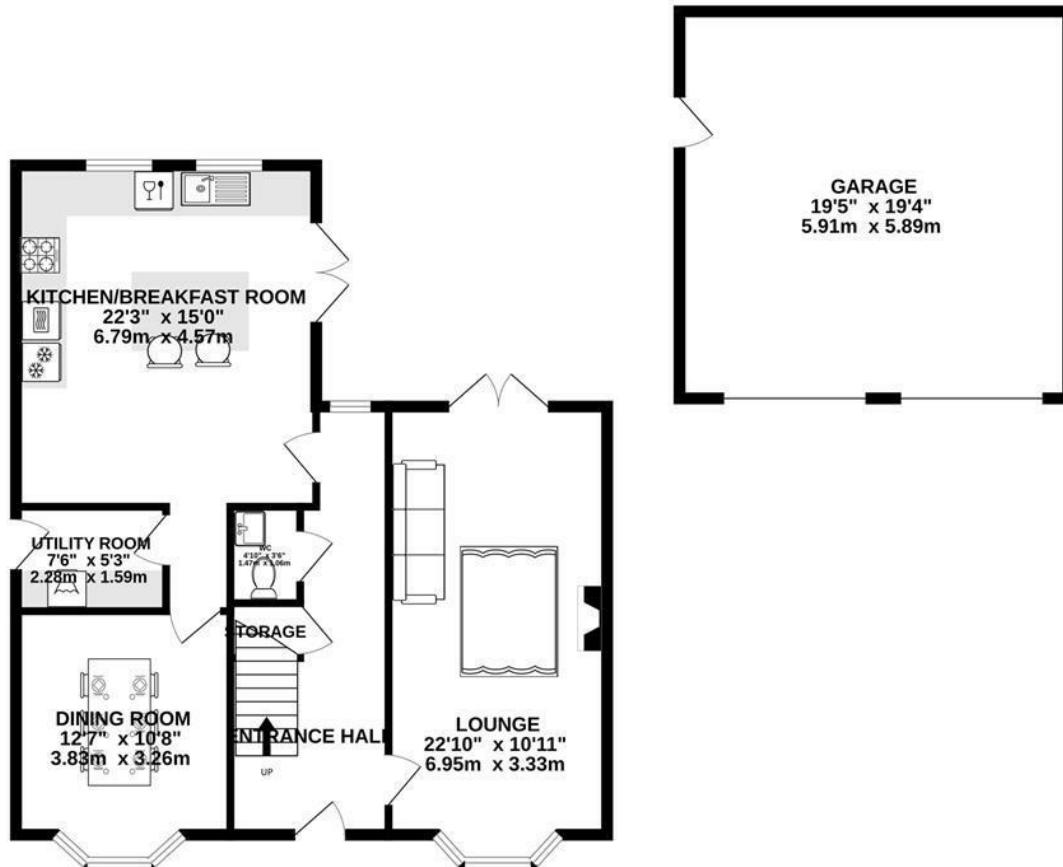




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GROUND FLOOR  
1197 sq.ft. (111.2 sq.m.) approx.

1ST FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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