



The Elms, Clayton-Le-Woods, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated in the highly sought-after area of Clayton-Le-Woods. Perfectly suited to families and couples alike, this lovely home enjoys a convenient location close to both Leyland and Chorley, with an excellent range of shops, supermarkets, schools and everyday amenities nearby. Leyland railway station offers direct links to Preston, Manchester and Liverpool, while the M61, M65 and M6 motorway networks are all within easy reach for commuters. Regular bus services and the beautiful Cuerden Valley Park further enhance the appeal of this fantastic location.

Stepping inside, you are welcomed into the vestibule before entering the spacious lounge, offering a comfortable setting to relax or entertain. To the rear, the full-width kitchen/diner provides a modern fitted kitchen complete with integrated appliances including an induction hob, oven, microwave, fridge, freezer, dishwasher and washing machine. A breakfast bar creates an ideal casual dining space, while French doors open directly onto the rear garden, allowing plenty of natural light to fill the room.

To the first floor, the property offers a generous master double bedroom, a second well-proportioned double bedroom, and a versatile third bedroom ideal as a nursery, home office or single bedroom. Completing the accommodation is a contemporary three-piece shower room.

Externally, the property benefits from a front lawn and a long driveway providing off-road parking for up to three vehicles. The enclosed rear garden features a lawn, attractive planted borders, a paved patio seating area and a raised wooden decking space, all enclosed by high fencing for added privacy. Offering modern living, generous accommodation and an excellent location, this is a home that is sure to impress.















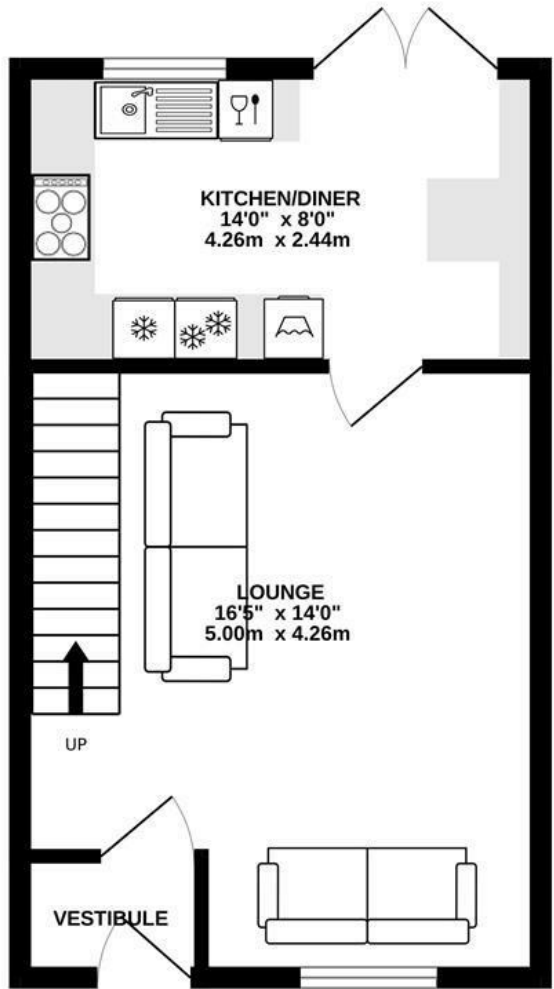




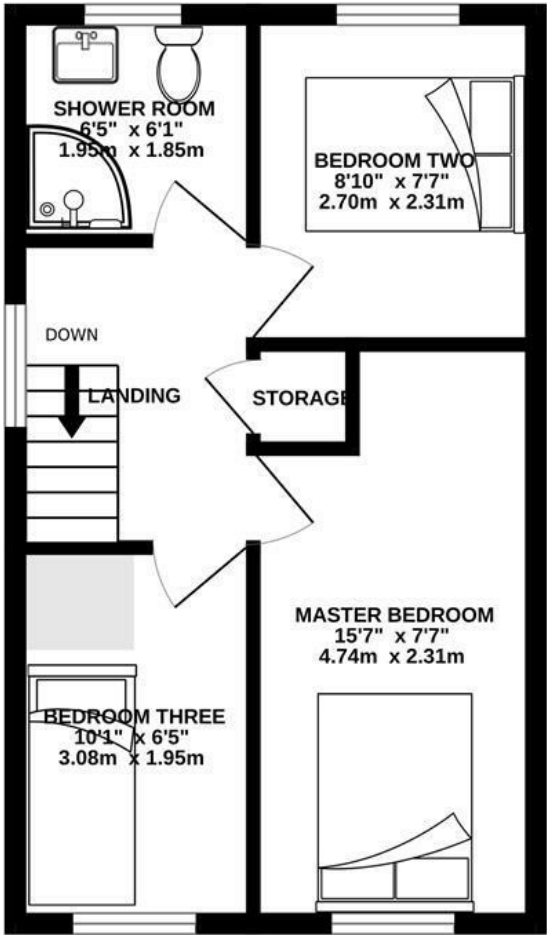


BEN ROSE

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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	71	81
(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 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

