



Kiln Croft, Clayton-Le-Woods, Chorley

Offers Over £149,995

Ben Rose Estate Agents are thrilled to offer to the market this cosy two-bedroom semi-detached home, beautifully positioned on a quiet and sought-after residential area of Clayton-Le-Woods. Ideal for first-time buyers, the property enjoys a prime location with excellent transport links, offering easy access to the M6, M65, and M61 motorways, making it perfect for commuting to major towns and cities across the northwest. It's also just a short distance from the scenic Cuerden Valley Park, local amenities, and enjoys great bus routes into both Chorley and Preston.

Stepping inside, you're welcomed into an inviting open-plan layout where the entrance hall seamlessly flows into a spacious lounge. This generous living area offers ample space for a large sofa suite, features an open staircase that adds character to the room, and provides direct access to the kitchen/diner. The kitchen is modern and well-equipped, boasting a freestanding hob and oven, with plentiful space for other freestanding appliances and a dining area comfortably accommodating a four-seater table.

Upstairs, you will find two bedrooms with the master bedroom being a double and boasting integrated wardrobes, offering practical solutions without compromising on comfort. The floor is completed by a stylish and modern three-piece family bathroom, fitted with a walk in shower.

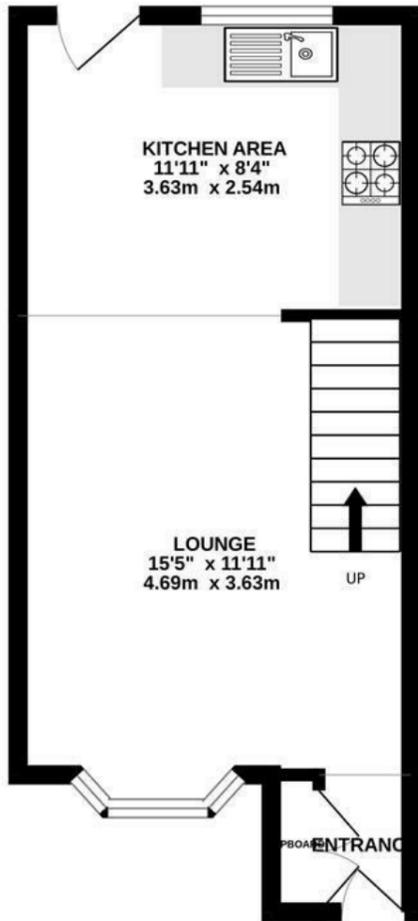
Externally, the front of the property offers a driveway providing off-road parking for two vehicles. To the rear, a well maintained garden awaits, featuring a pebbles and paving — a perfect retreat for relaxing or entertaining.



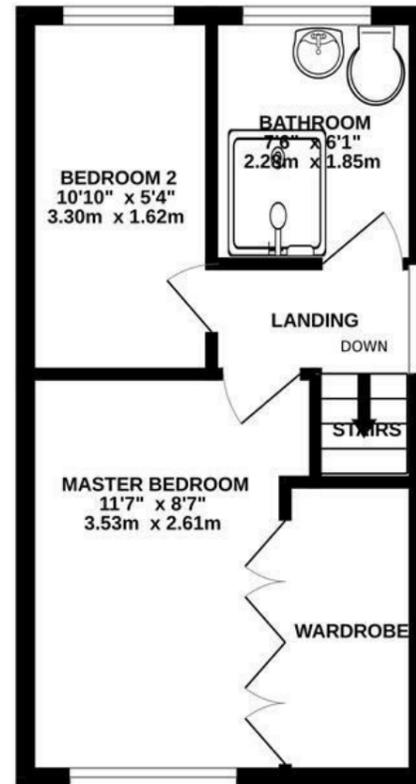




GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.

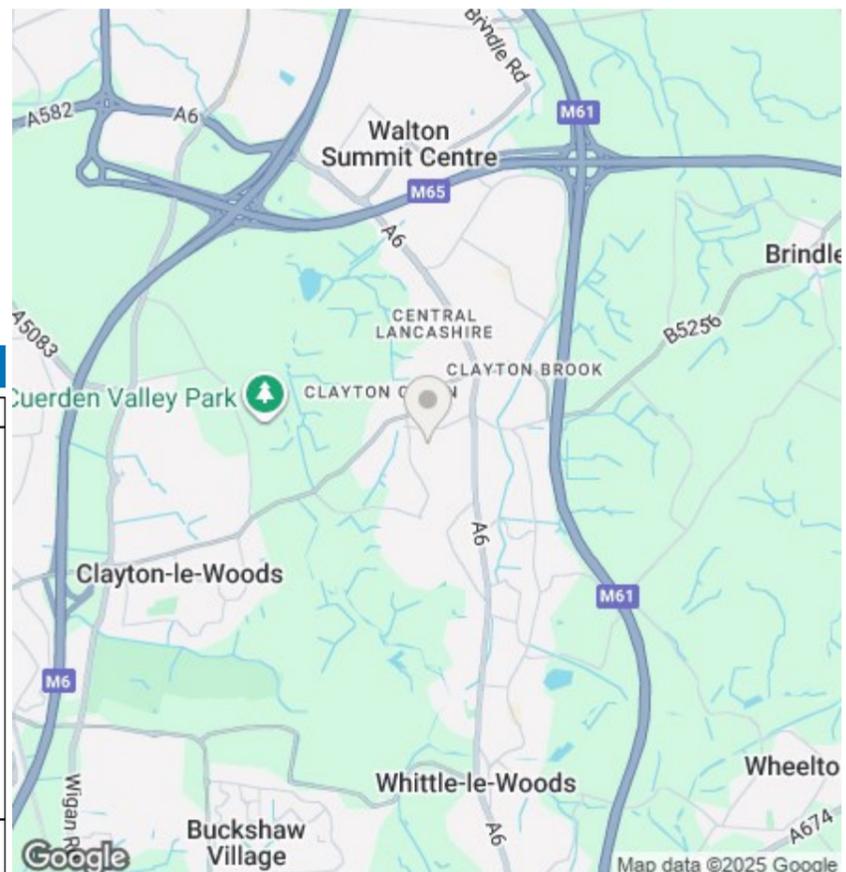


TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.

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		
	70	89
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	