



## Oak Croft, Clayton-Le-Woods, Chorley

**Offers Over £109,995**

Ben Rose Estate Agents are pleased to present to market this charming and well-presented semi-detached home, offering an excellent opportunity for first time buyers and couples seeking a property that is ready to move into. The home provides bright and inviting accommodation throughout, with versatile living spaces that can easily adapt to a variety of lifestyles. Situated in the ever-popular area of Clayton-le-Woods, the property enjoys easy access to an excellent range of local amenities, including supermarkets, shops, cafés, schools and leisure facilities. Beautiful countryside walks and Cuerden Valley Park are also close by, while Buckshaw Parkway and Leyland Railway Stations offer convenient rail connections to Preston, Manchester and beyond. Excellent road links via the M6, M61 and M65 also make commuting to Chorley, Preston, Blackburn and surrounding towns straightforward.

Stepping into the home, you are welcomed directly into the attractive lounge, a bright and comfortable living space that benefits from a feature fireplace, creating a lovely focal point, while large windows allow plenty of natural light to fill the room. From here, the home flows effortlessly into the spacious conservatory, overlooking the rear garden and providing a highly versatile space that could be used as a dining room, second reception room or home office depending on your needs. Positioned to the opposite side of the lounge is the modern kitchen, thoughtfully designed with ample cupboard and worktop space, while also housing the staircase leading to the first floor.

The first floor offers a generously sized master bedroom, complete with built-in wardrobes and additional storage, ensuring excellent practicality while maintaining a spacious feel. Completing the internal accommodation is the well-maintained family bathroom, fitted with a modern three-piece suite.

Externally, the property enjoys a pebbled driveway to the front, providing off-road parking, with a mature tree and established hedging creating an attractive and welcoming frontage. To the rear is a low-maintenance gravelled garden offering excellent potential for outdoor seating, entertaining and potted planting, just as the current owner has enjoyed. Combining a convenient location, well-presented interiors and versatile living accommodation, this delightful home is an ideal choice for first time buyers and couples looking to take their next step onto the property ladder.













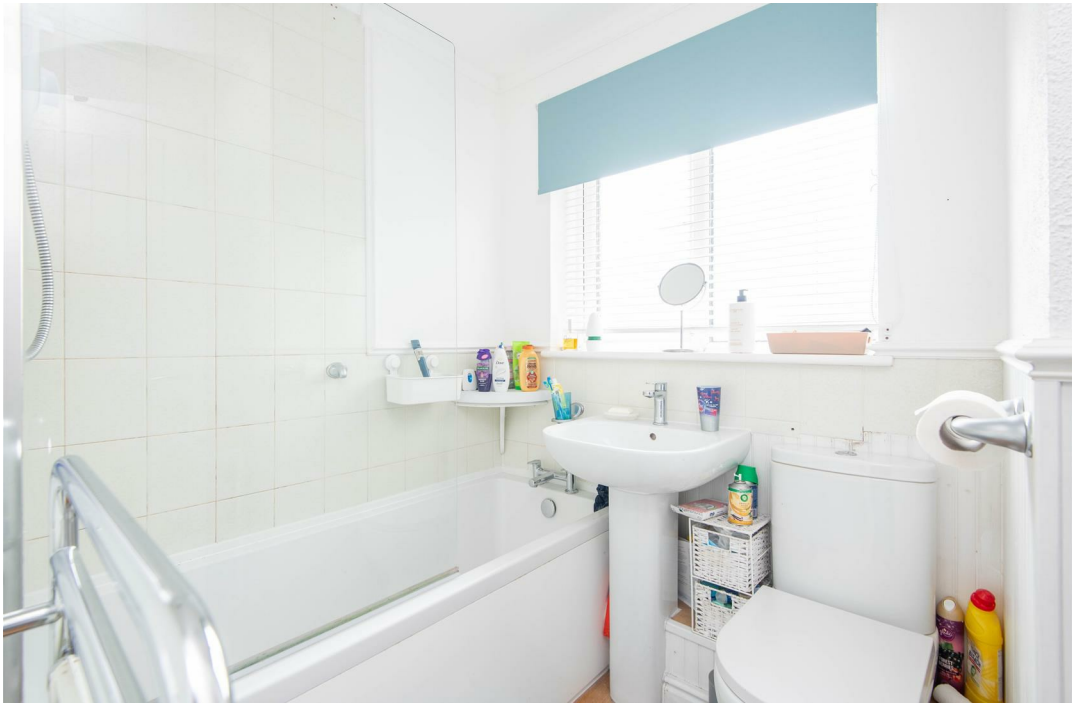










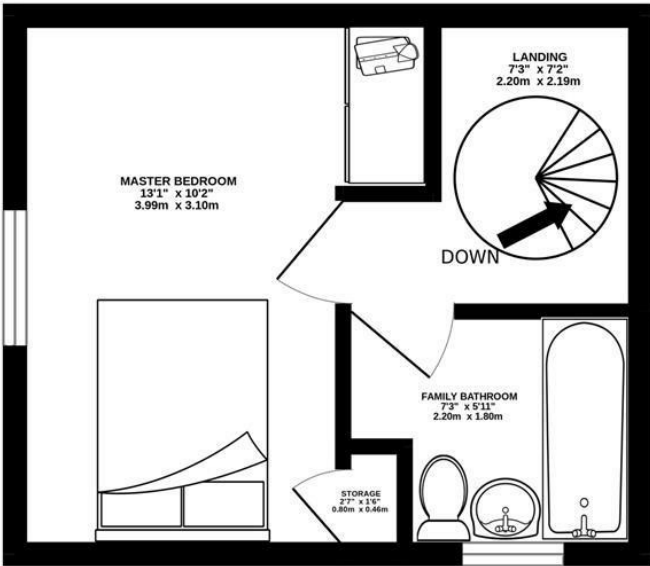
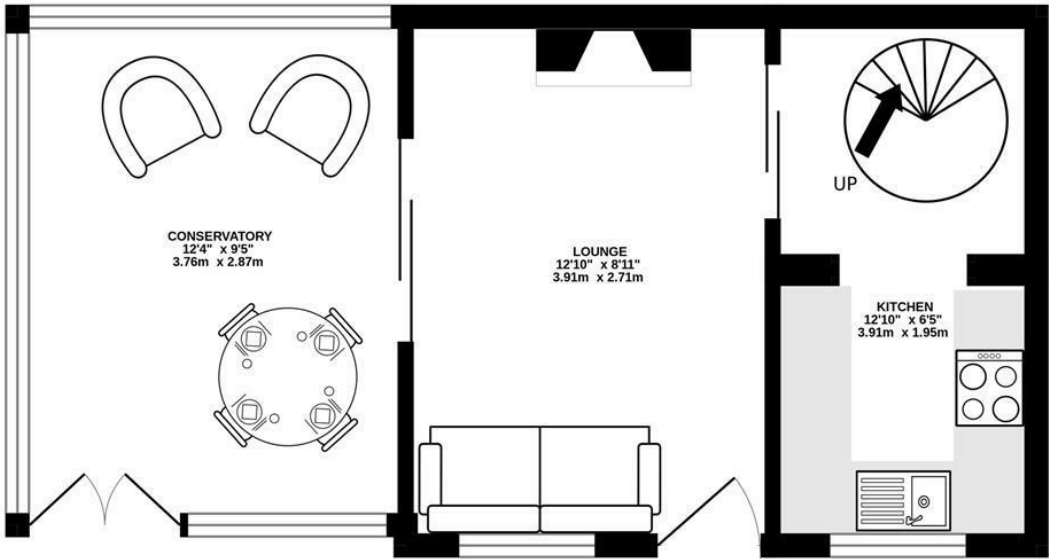




# BEN ROSE

GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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                                 |         | 93                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   | 47      |                                                                                                             |
| (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 |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



