



## **Blackthorn Croft, Clayton-Le-Woods, Chorley**

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached home, located in a peaceful residential area of Clayton-Le-Woods, Chorley. Nestled within a quiet community, the property is surrounded by picturesque walking routes, making it ideal for those who enjoy the outdoors. Excellent travel links are nearby, including local bus routes and easy access to the M65 and M6 motorways, ensuring convenient connectivity. Local amenities, including shops and schools, are within close reach, catering to the needs of families and professionals alike.

Upon entering the home, you are welcomed into a bright and inviting entrance hallway, providing access to all ground-floor rooms. To the left, you'll find the cozy lounge, complete with an electric fireplace that serves as a charming focal point. A large front-facing window allows plenty of natural light to flood the space. From here, a door leads into the well-appointed kitchen located at the rear of the property. The kitchen features modern units, integrated appliances such as a hob and oven, and space for freestanding appliances. Additional storage is available in the handy under-stairs cupboard. A door from the kitchen provides direct access to the rear garden, making outdoor dining and entertaining effortless.

Moving upstairs, the first floor offers a spacious landing with a window that brightens the space. The three-piece family bathroom is situated at the top of the stairs, offering a practical and stylish space for everyday use. The master bedroom is generously sized, with a large window and ample room for a wardrobe. Bedroom two also features a window and space for storage, while bedroom three is perfect as a child's room or home office. Additionally, the property benefits from a half-boarded loft with a pull-out ladder, providing extra storage space.

Externally, the property boasts a front garden with a combination of lawn and gravel, adding to its curb appeal. A driveway in front of the garage provides off-road parking for one car. The rear garden is a tranquil retreat, home to plenty of wildlife and perfect for nature lovers. With a combination of lawn and mature plants, the outdoor space offers both privacy and a relaxing environment.

This charming home combines a peaceful location, practical living spaces, and excellent travel links, making it an ideal choice for a wide range of buyers. Early viewing is highly recommended.







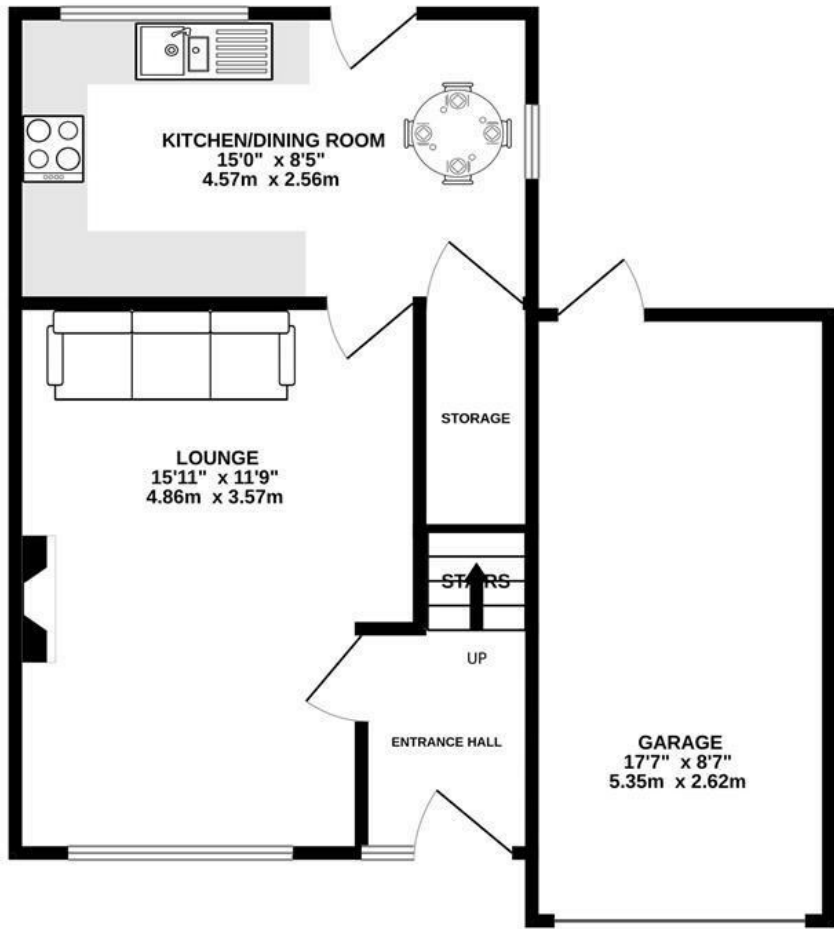




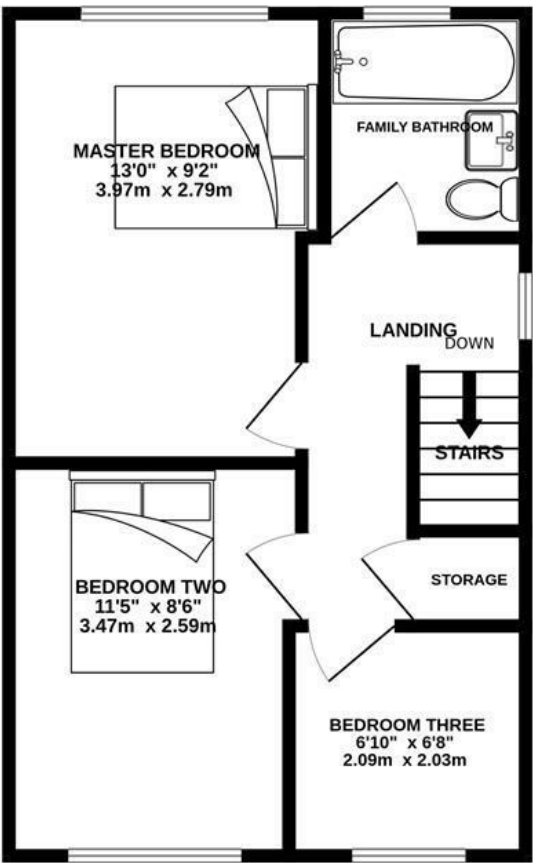


# BEN ROSE

GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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	69	84
(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		
England & Wales		
EU Directive 2002/91/EC		