



Black Croft, Clayton-Le-Woods, Chorley

Offers Over £164,995

Ben Rose Estate Agents are pleased to present to market this lovely, two bedroom, semi-detached property in a quiet location in the sought village of Clayton-Le-Woods. The property is ideal for first time buyers and is placed only a short drive to both the towns of Leyland and Chorley and is in the catchment area for superb local schools, with local supermarkets and amenities also nearby and a five minute walk from Cuerden Valley Park. There is also fantastic travel links via nearby bus routes and the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming entrance hall that leads into the open plan ground floor comprising mainly of the lounge and kitchen area. The spacious lounge features a large front-facing bay window letting in plenty of light into the property. You'll also find the staircase here leading to the first floor. From here, you'll enter into the modern fitted kitchen and conservatory that is located just off. The kitchen features integrated appliances throughout as well as offering ample storage space. The conservatory is a beautiful light and airy space with underfloor heating and enough room for a large family dining table. There is access to the garden from here.

Moving upstairs, you'll find two good sized bedrooms. The master bedroom benefits from integral storage, whilst bedroom two offers versatility, with the option to use it as a dressing room or home office space if required. You'll also find the modern three piece shower room on this floor with a gorgeous walk-in shower.

Externally, to the front of the property is a driveway with space for up to three cars. To the side of the home is a private garden that has mainly been laid with artificial grass for easy maintenance, whilst also having enough room to fit a storage shed.









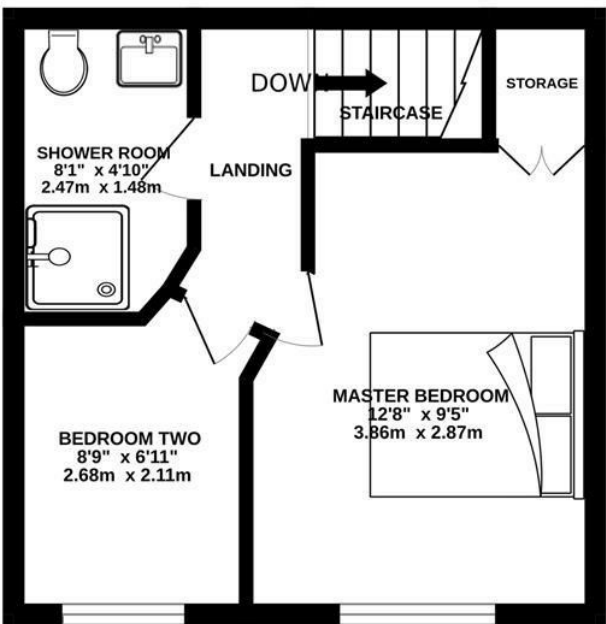
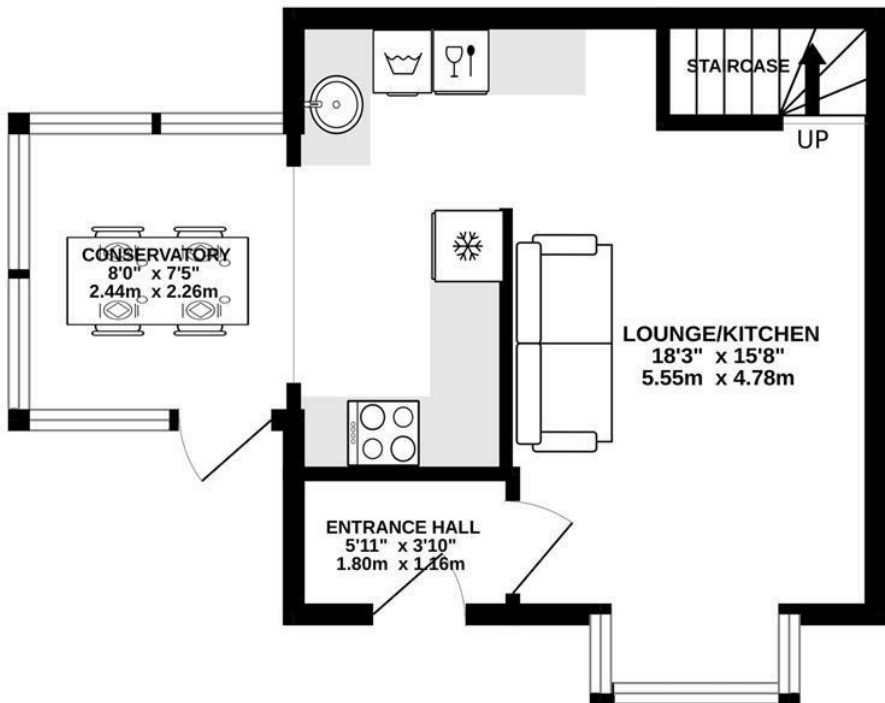




BEN ROSE

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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	76
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	

