



BEN ROSE

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

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this lovely, three bedroom, semi-detached property in a quiet location in the sought after village of Clayton-Le-Woods. The property is ideally 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 generously sized lounge. This room features a large front-facing window letting in plenty of light into the property as well as an open staircase leading to all first floor rooms. From here, you'll enter into the newly fitted kitchen/diner featuring a range of integrated appliances throughout as well as handleless cupboards and under cabinet lighting. There is also space for a family dining table to be placed here as well as access to the garden via the sliding doors.

Moving upstairs, you'll find three good sized bedrooms, with bedroom three offering a variety of uses from a dressing room or a home office. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a driveway with space for up to two cars via the gated access down the side of the home. To the rear is a beautiful outdoor space that is split into multiple zones to incorporate seating and planting areas. The outdoor space also receives plenty of sun throughout the summer months and sufficient room for furniture and additional shed storage.

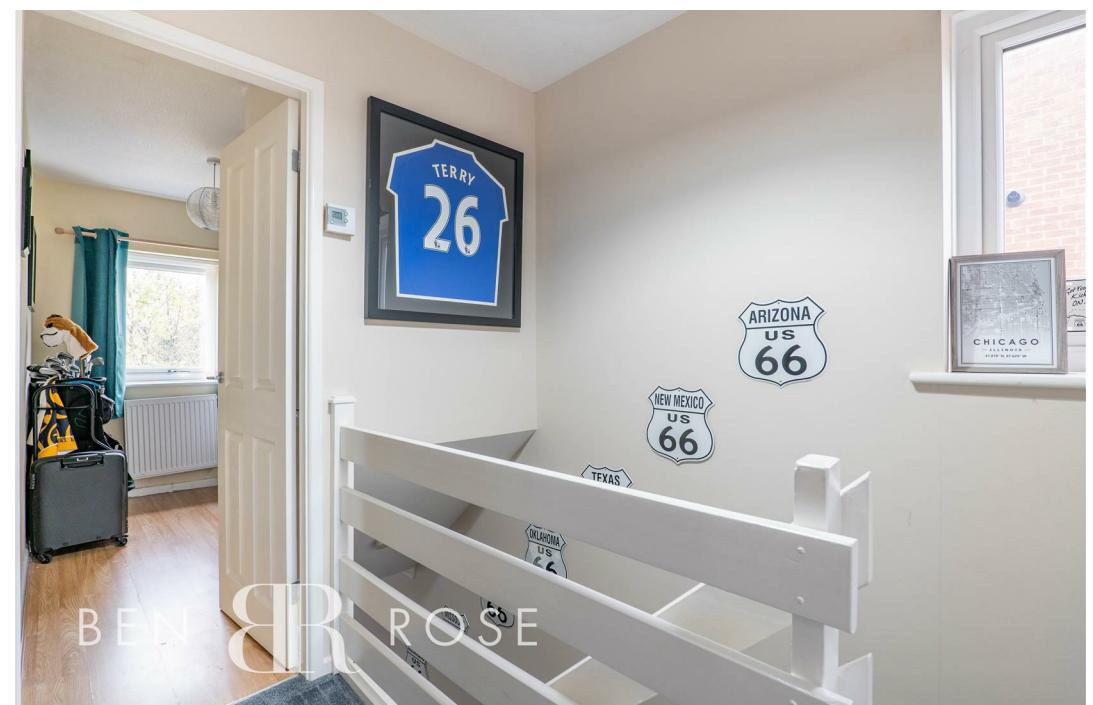


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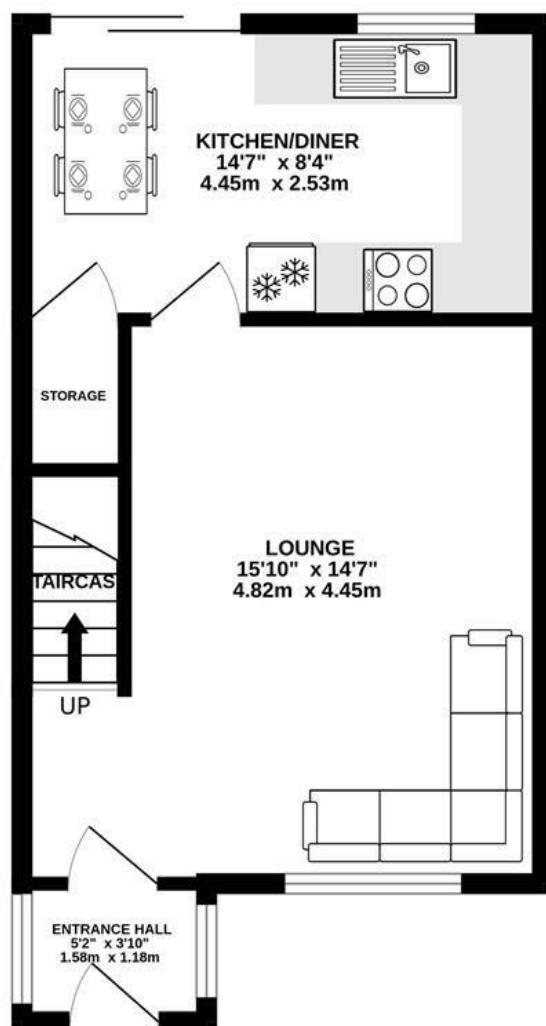


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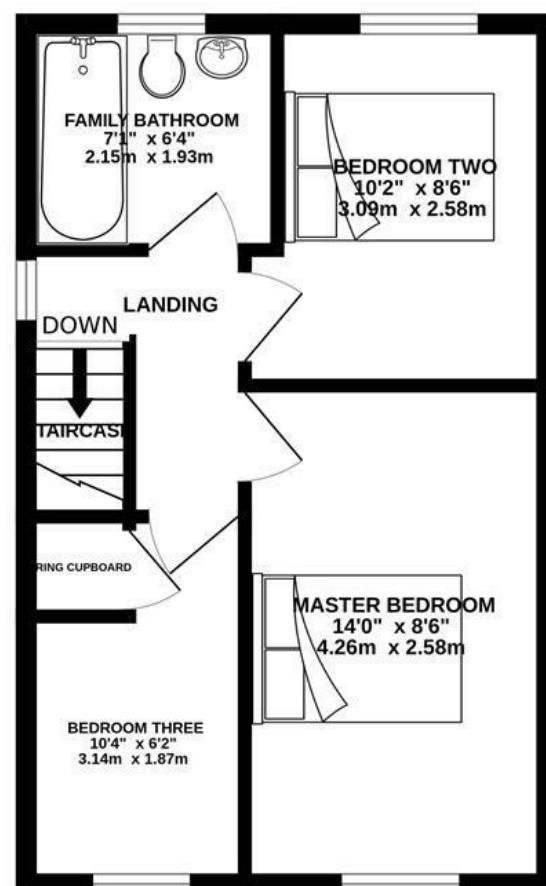


# BEN ROSE

GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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		
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		
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