



Manor Road, Clayton-Le-Woods, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached family home located in the highly sought-after area of Clayton-Le-Woods, Lancashire. This property offers a perfect blend of traditional features and modern potential, making it an ideal choice for families. Situated on a residential area, the home boasts excellent travel links, including easy access to the M6, M61 and M65 motorways, ensuring convenient commutes to nearby towns and cities such as Preston, Chorley, and Leyland. Clayton-Le-Woods offers a range of amenities, including reputable schools, local shops, and parks, while Leyland and Buckshaw Parkway train stations provide further connectivity.

Upon entering the ground floor, you are greeted by a spacious and welcoming entrance hall leading to a convenient WC as well as offering internal access to both the kitchen and the lounge. The lounge, set in an open-plan layout with the dining room, provides ample space for a large sofa set and furnishings. Also here lies a feature fire as well as double patio doors flooding the room with natural light. Adjacent to the lounge, the dining room area offers seamless access to the kitchen. The well-appointed kitchen is equipped with ample wall and base units, standalone stove, and space for freestanding appliances. Completing the ground floor is the versatile utility room to the front of the house that can be accessed from the kitchen.

Moving to the first floor, you will find three spacious double bedrooms, each providing a comfortable retreat for family members. The landing is generously sized, leading to a three-piece family bathroom.

The exterior of the home is equally impressive. The front driveway has been widened to accommodate two cars off-road, leading to a single integrated garage/now storage shed. The garage has been split with the larger rear area used as a practical workshop space but offers a plethora of potential. The good-sized, south-facing rear garden is perfect for outdoor activities, featuring a large patio and a well-maintained lawn.

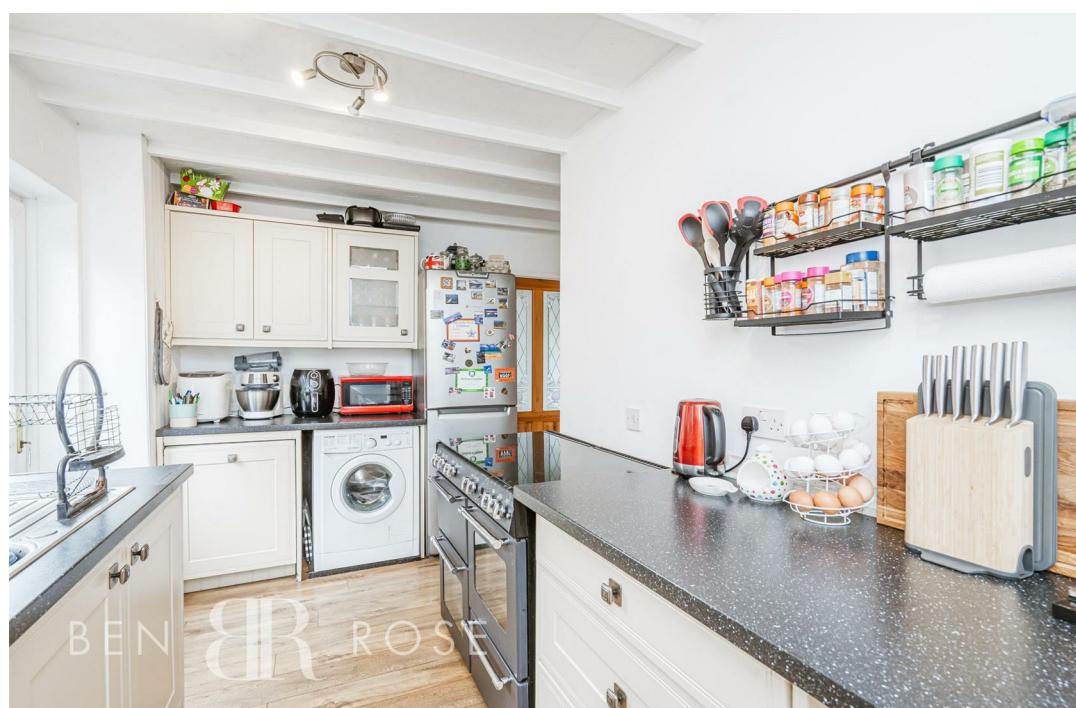
This home offers an exceptional opportunity for small families seeking a comfortable and practical home in a prime location.



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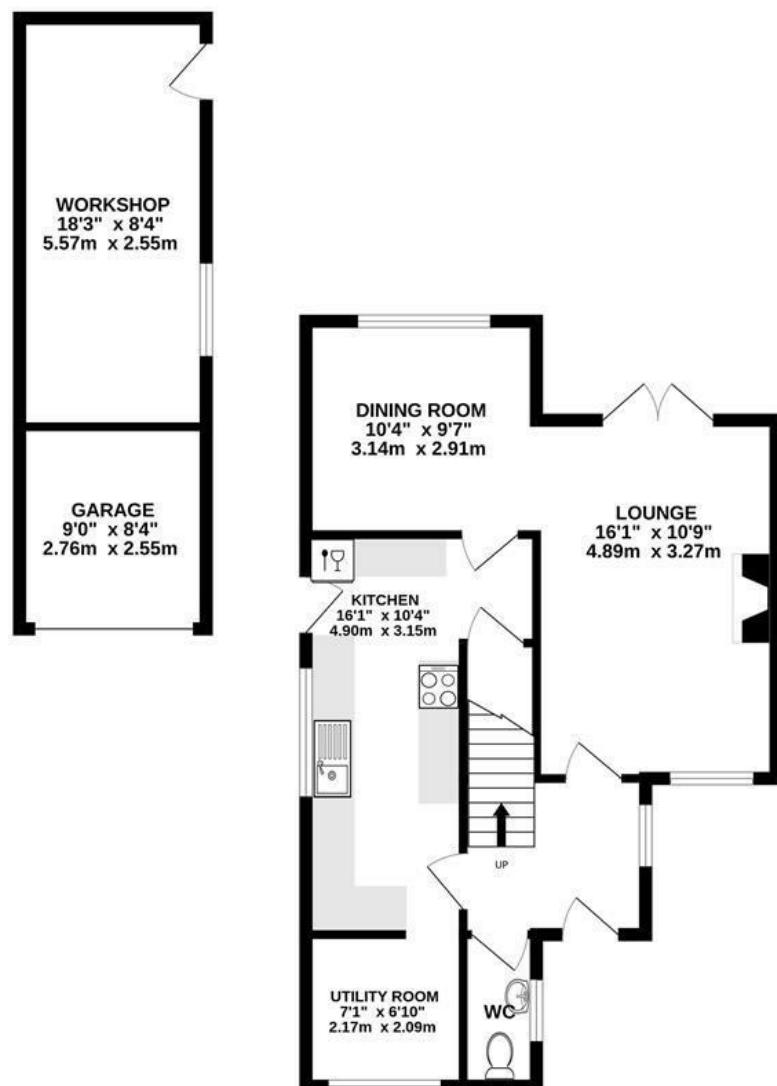




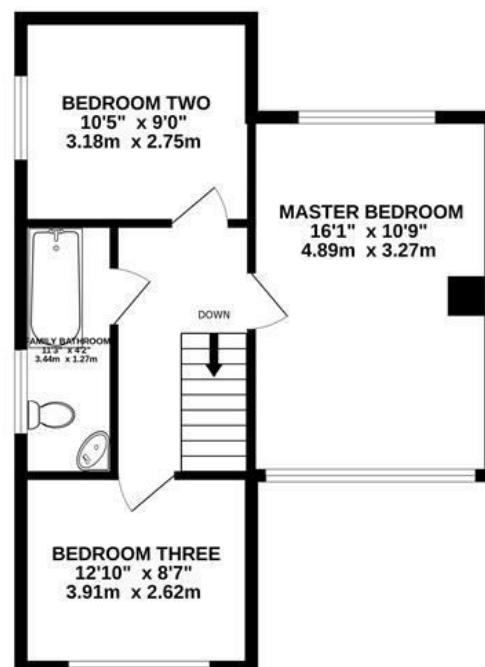


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GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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 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	

