



Meadway, Clayton-Le-Woods, Chorley

Offers Over £79,995

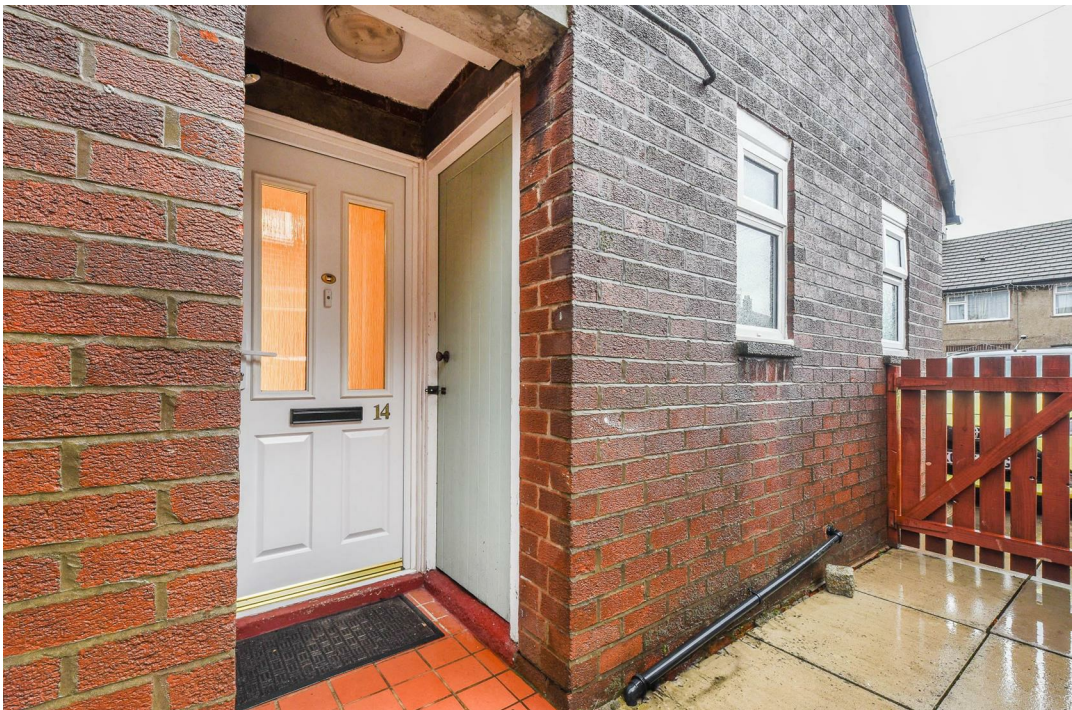
Ben Rose Estate Agents are pleased to present to the market this charming one-bedroom ground-floor apartment, located in the heart of Clayton-Le-Woods. Presented with no chain, this would be an ideal property for a couple or first-time buyer looking for a comfortable, move-in-ready home in a highly sought-after area. The property is conveniently situated near the town of Chorley, with access to superb local schools, shops, and amenities, as well as fantastic travel links via the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed by a bright entrance hallway that provides access to all rooms. Directly ahead is the spacious lounge, featuring a charming fireplace and a large window overlooking the front aspect. Next, you will find the generous double bedroom with pleasant views of the garden. Back through the hallway, you will discover the modern fitted kitchen, offering ample storage, an integrated oven and hob, and space for freestanding appliances. A three-piece family bathroom with an over-bath shower, along with a convenient storage room, completes the internal accommodation.

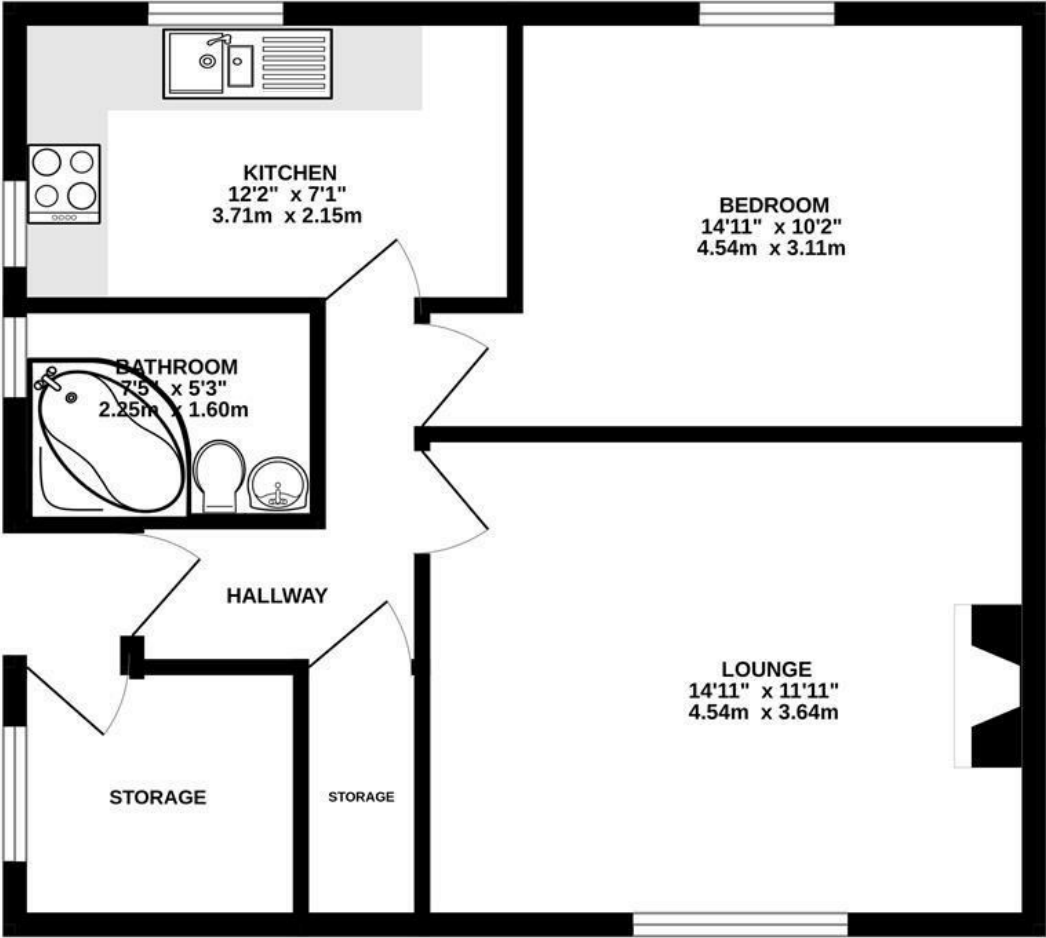
Externally, the home benefits from a flagged driveway at the front, providing off-road parking for one vehicle. To the rear is a generously sized shared garden, comprising a well-maintained lawn and a flagged patio area. A good-sized storage/utility room can also be accessed externally. This room contains the gas and electric meters, is plumbed for a washing machine, and is wired to accommodate additional appliances.

Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.










TOTAL FLOOR AREA : 533 sq.ft. (49.5 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		
	73	75
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 