



The Elms, Clayton-Le-Woods, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom terraced home, situated in the highly sought-after residential area of Clayton-le-Woods. Perfectly suited to families and couples alike, this stylish home offers well-proportioned living accommodation throughout, finished to a modern standard and ready for its next owners to move straight into. The property enjoys a convenient location with a fantastic range of local amenities nearby, including supermarkets, schools, cafés and leisure facilities, while excellent transport links are within easy reach. Buckshaw Parkway and Leyland train stations provide regular rail services to surrounding towns and cities, and nearby bus routes offer convenient local travel. The M6, M61 and M65 motorway networks are all easily accessible, making commuting to Preston, Chorley, Manchester and beyond straightforward.

Stepping through the welcoming reception hall, you are greeted by a bright and airy entrance with the staircase set ahead, creating an inviting first impression. A large opening to the left leads into the modern fitted kitchen, which benefits from a range of integrated appliances and offers a practical yet stylish space for everyday cooking. To the right is the convenient downstairs WC. Continuing through the hallway, you enter the spacious lounge/diner, a fantastic open-plan living and entertaining space featuring useful under stairs storage and glazed double doors that flood the room with natural light while providing direct access to the rear garden. Beautiful laminate plank flooring flows throughout the entire ground floor, enhancing the contemporary feel of the home.

To the first floor, the property offers three well-proportioned bedrooms and a modern family bathroom. The generous master bedroom overlooks the front of the property and benefits from fitted wardrobes along with an integrated storage cupboard, providing excellent built-in storage. Bedrooms two and three both enjoy pleasant views over the rear garden, making them ideal as children's bedrooms, guest accommodation or a home office. Completing the first floor is the contemporary three-piece family bathroom, fitted with an overhead shower above the bath.

Externally, the property continues to impress with a small lawned front garden complemented by a flagged pathway leading to the entrance. A side ginnel provides secure access to the rear garden, while a detached garage, situated within a block of three just to the front-right of the property, offers excellent additional storage or secure parking. To the rear, the generous enclosed garden features a large lawn alongside a paved seating area stretching across the back of the home, creating an ideal space for outdoor dining, entertaining or relaxing with family. Combining stylish interiors, generous outdoor space and an excellent location, this is a wonderful home that is ready to be enjoyed from day one.















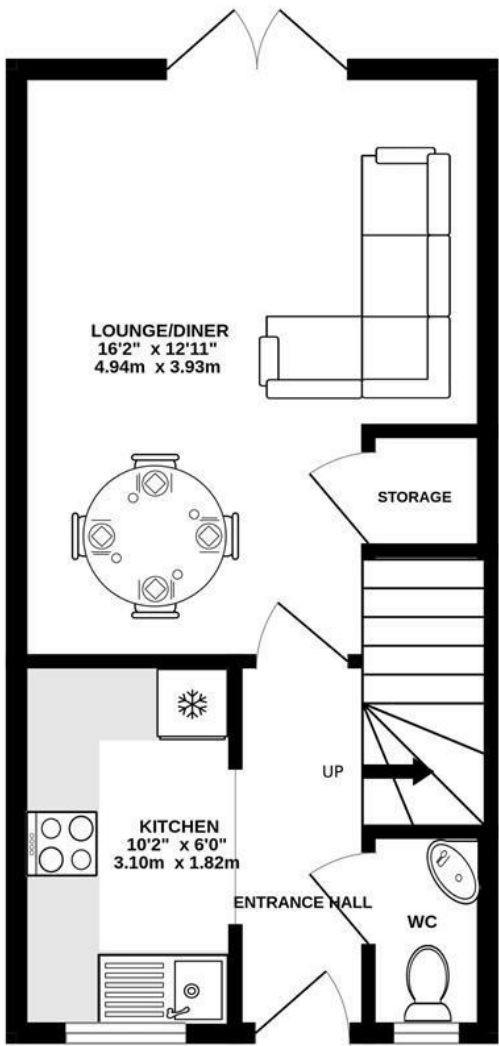




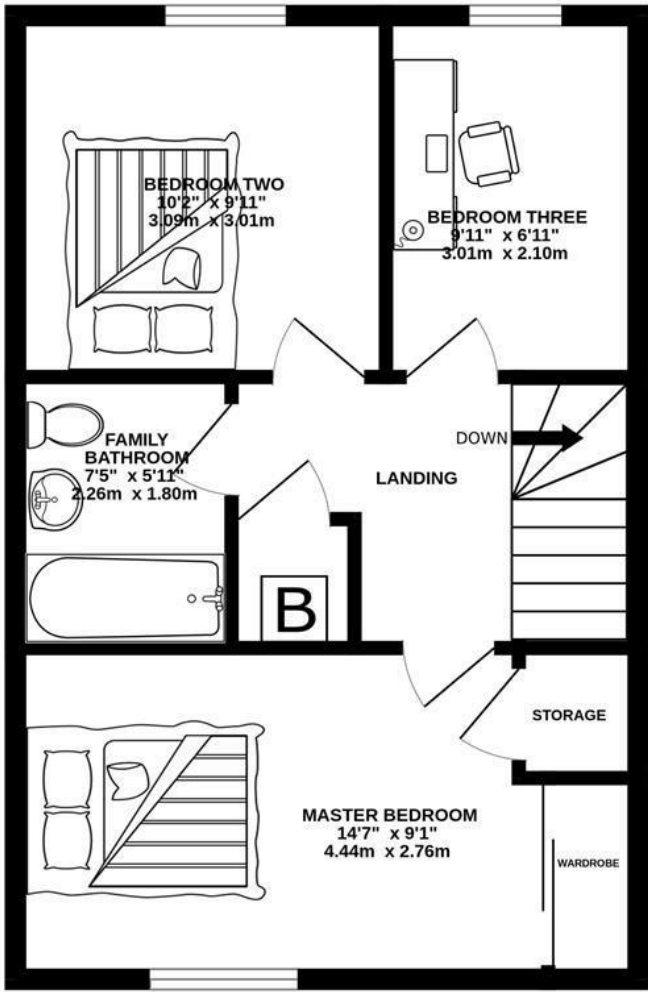


BEN ROSE

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	88
(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		

