BEN ROSE



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced home in the popular area of Clayton-Le-Woods, Lancashire. Brimming with character and complemented by a range of attractive period features, this welcoming property offers an appealing blend of traditional charm and modern convenience, making it an excellent choice for families seeking a home with personality and plenty of potential. The property benefits from spacious reception rooms, a modern fitted kitchen and three well-proportioned bedrooms, while the private rear yard provides a pleasant outdoor retreat. Clayton-Le-Woods is ideally situated for access to a range of local amenities, including shops, supermarkets, schools and leisure facilities, with the neighbouring areas of Chorley, Leyland and Buckshaw Village providing further options for shopping, dining and family activities. Excellent transport connections are available via nearby bus routes and railway stations in the surrounding towns, while the M6, M61 and M65 motorways offer convenient links towards Preston, Manchester, Bolton and beyond, making this an appealing location for commuters and families alike.

Stepping inside, a welcoming vestibule provides access to the front lounge, where the character of the property is immediately apparent. This spacious reception room benefits from a large bay-fronted window that allows natural light to fill the space, alongside a striking inglenook fireplace with a timber beam and an electric flame-effect log burner, creating an attractive focal point. A beautiful coved ceiling further enhances the traditional feel, while an opening with a decorative ceiling arch leads towards the staircase and the remainder of the ground floor. To the left, a door opens into the generous dining room, which continues the home's characterful theme with a second inglenook fireplace featuring exposed brickwork, ready for a fire to be installed. A rear-facing window provides natural light, while useful understairs storage helps keep the space practical for everyday family life. From here, a door leads through to the modern fitted kitchen, which is equipped with a range of integrated appliances and offers a functional layout for preparing meals and entertaining. A side-facing window brings in additional daylight, while vinyl plank flooring provides a practical finish. An external door completes the space, offering direct access to the rear yard.

Ascending to the first floor, the landing provides access to three bedrooms and the family bathroom. The master bedroom is positioned to the rear of the property and enjoys a pleasant outlook over the enclosed yard, offering a comfortable space to unwind. Bedrooms two and three are situated towards the front, both benefiting from front-facing windows that provide natural light. The second bedroom is particularly practical, with two integrated storage cupboards helping to maximise the available floor space, while the third bedroom could comfortably serve as a child's bedroom, guest room or home office, depending on a family's needs. Completing the accommodation is a three-piece family bathroom, fitted with a shower bath and overhead shower, alongside tiled flooring and a useful airing cupboard for additional household storage.

Externally, the property is approached via gated access leading to a brick-paved pathway that continues to the entrance door, with a gravelled front garden positioned to the left, adding an attractive touch to the home's kerb appeal. To the rear, a private, flagged yard enclosed by boundary walls provides a low-maintenance outdoor space, ideal for enjoying a morning coffee, dining outside or creating a small seating area. Mature trees beyond the rear boundary enhance the sense of privacy and seclusion, offering a pleasant backdrop to this enclosed retreat. Combining generous living spaces, attractive period features and a convenient location, this characterful home presents an excellent opportunity for families looking to settle in Clayton-Le-Woods, with the added benefit of three bedrooms and a welcoming balance of traditional charm and modern practicality.


All of me,
Loves all of
You


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LOUIS VUITTON
VOGUE
TOM FORD


DARWIN
LIVERPOOL &
BOXING PUNCHING BALL
Standard Chartered
LYNX









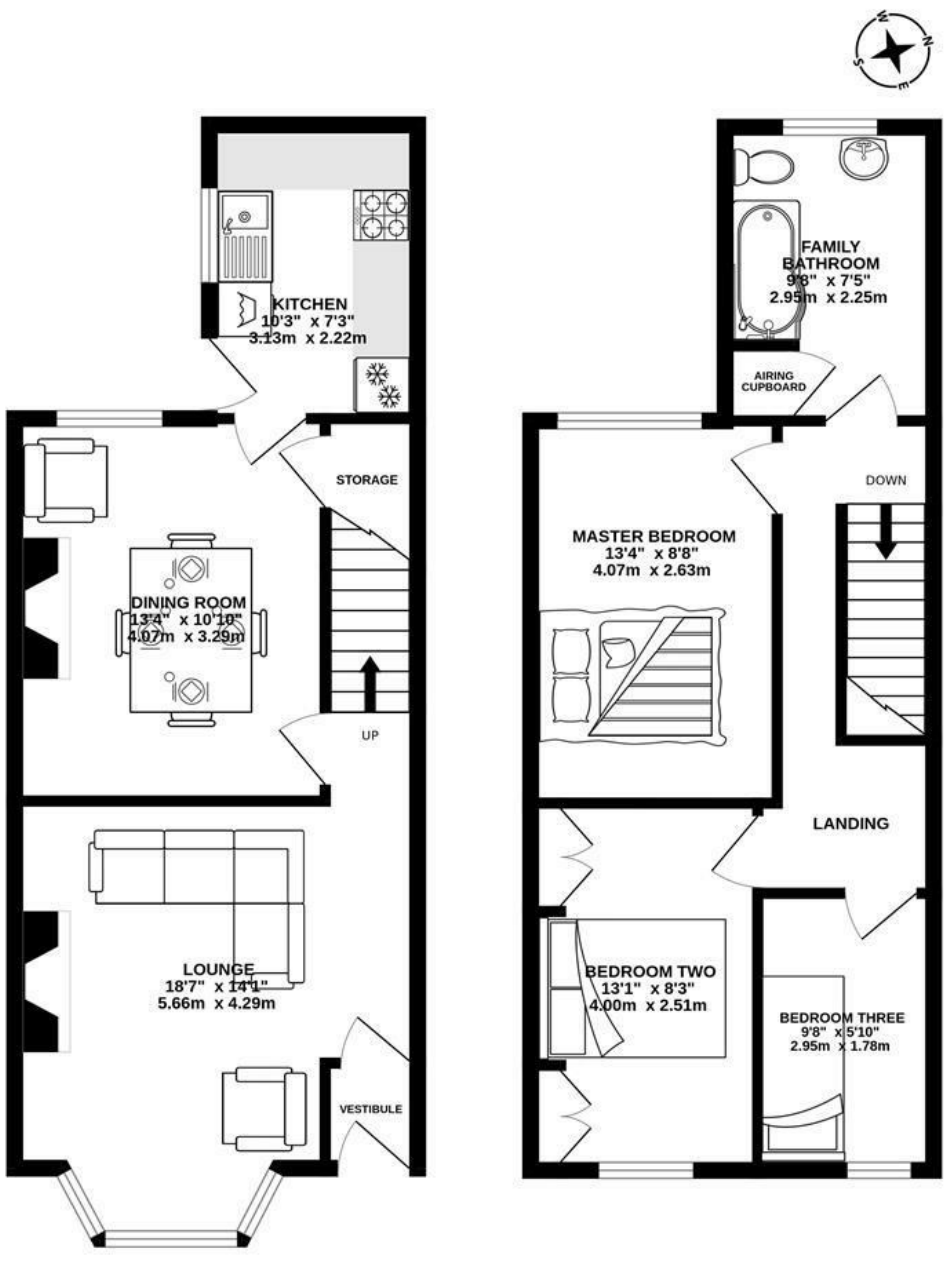


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GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

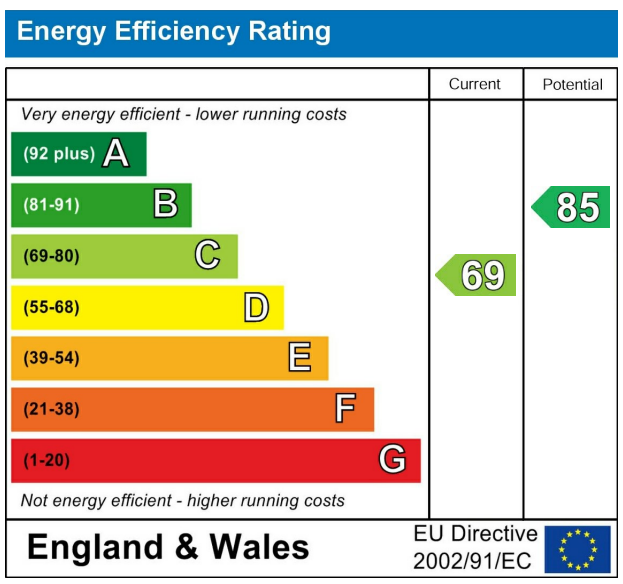
1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.

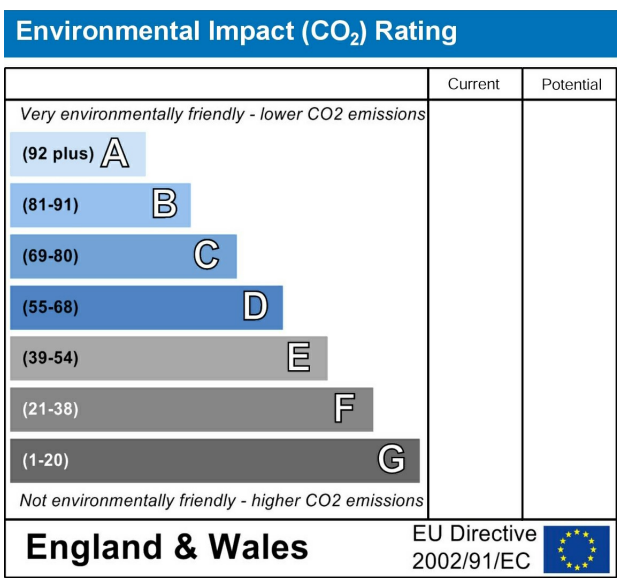


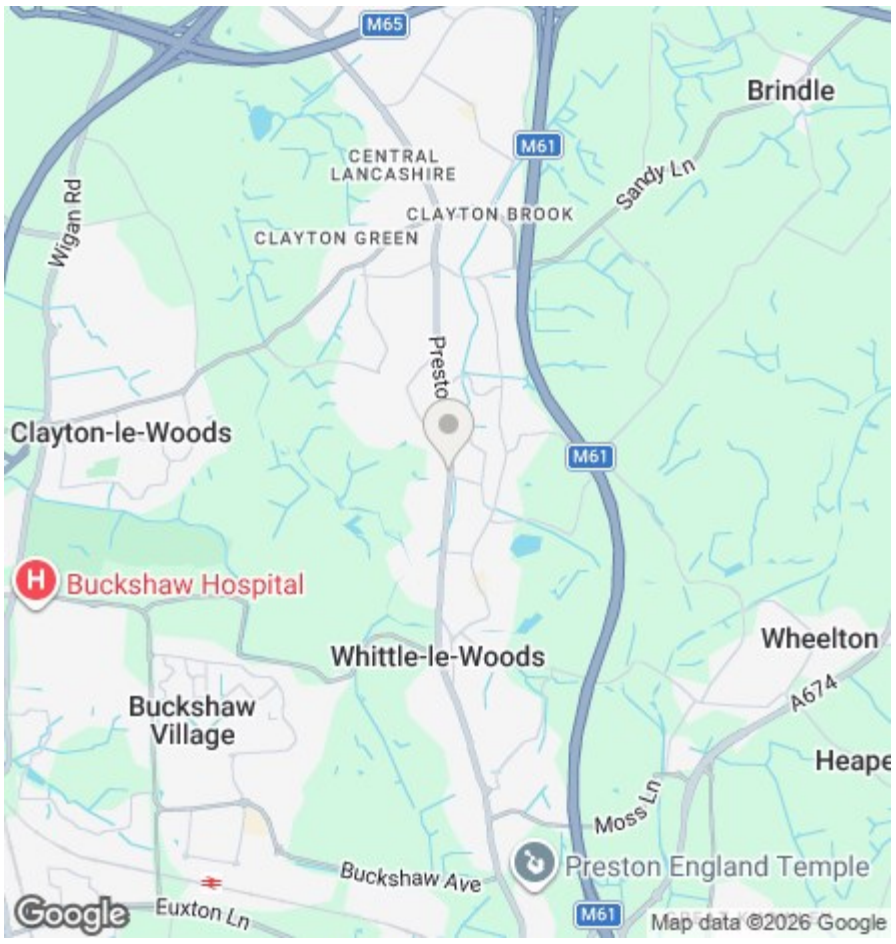
TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

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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