



Kiln Croft, Clayton-Le-Woods, Chorley

£1,095

Let Prior to Marketing

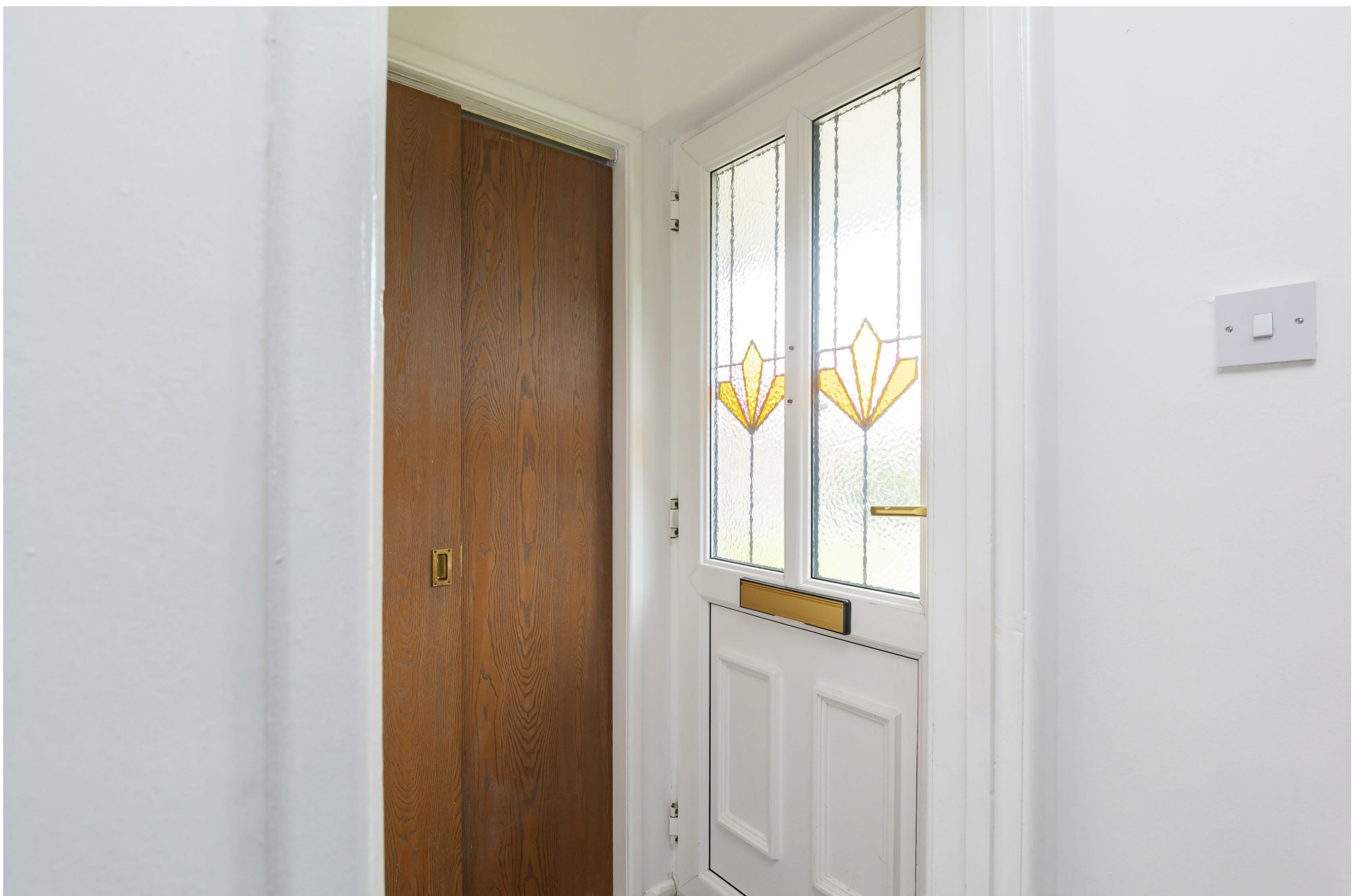
Ben Rose Estate Agents are pleased to present to market this recently redecorated three-bedroom link-detached home, available to rent in the highly sought-after residential area of Clayton-le-Woods. Ideal for families, this well-maintained property offers generous living accommodation, a modern kitchen diner, and a fantastic south east-facing rear garden, providing a wonderful setting for everyday family life. Having been freshly redecorated throughout, the home is ready for immediate occupation and offers bright, refreshed interiors. The location is particularly popular thanks to its excellent range of nearby amenities, including well-regarded schools, supermarkets, shops, and leisure facilities. Excellent transport links are close by, with regular bus routes, easy access to the M6, M61 and M65 motorway networks, and nearby train stations at Leyland and Buckshaw Parkway providing convenient connections to Preston, Manchester and beyond.

Stepping into the property, you are welcomed by a small reception hall which provides access into the spacious front lounge and features a useful integrated storage cupboard with a sliding door. The lounge benefits from attractive vinyl plank flooring, a large window overlooking the front garden, and additional built-in storage beneath the stairs, creating a practical yet inviting living space. A glazed wooden door opens through to the generous kitchen diner, offering ample room for family dining alongside a modern fitted kitchen complete with a range of integrated appliances. Vinyl flooring continues throughout, while a window overlooks the rear garden and an external door provides direct access onto the patio, seamlessly connecting the indoor and outdoor spaces.

To the first floor, the landing includes a further integrated storage cupboard, adding valuable practicality. The master bedroom enjoys views over the front aspect, whilst the second bedroom overlooks the rear garden. The third bedroom also faces the front and benefits from its own integrated storage cupboard. Completing the first floor is the three-piece family bathroom, fitted with an overhead electric shower.

Externally, the property enjoys excellent kerb appeal with a front lawned garden and a driveway providing off-road parking for one vehicle, leading to the integrated garage. To the rear, the standout feature is the large, secluded south east-facing garden, offering an ideal space for families to enjoy throughout the day. The garden also features a paved patio stretching across the rear of the property, raised planted borders, secure wooden fencing, and convenient access into the rear of the garage. Offering spacious accommodation, refreshed interiors, excellent outdoor space, and a highly convenient location, this is a fantastic opportunity to rent a move-in-ready family home.













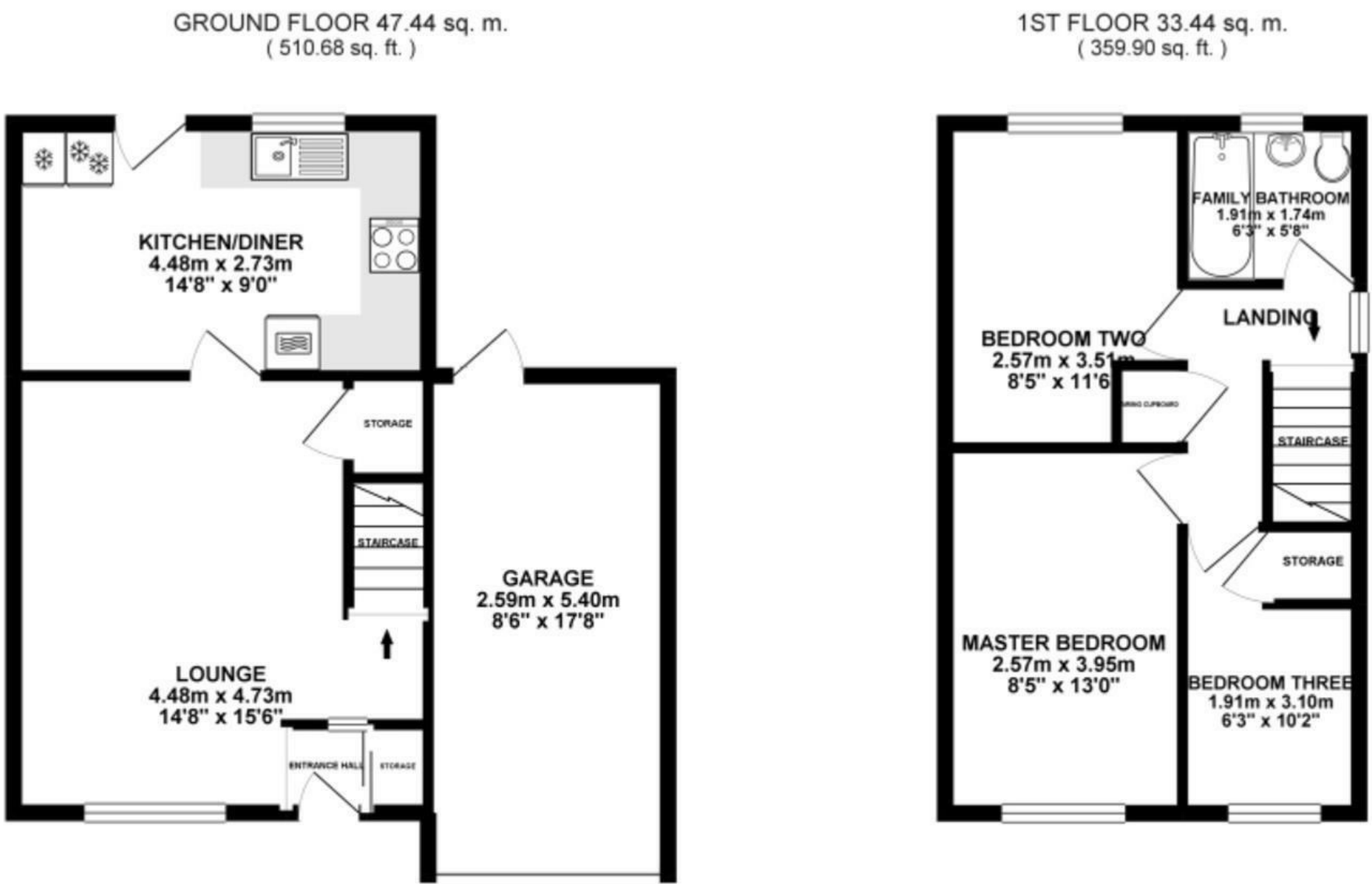








BEN ROSE



TOTAL FLOOR AREA : 80.88 sq. m. (870.58 sq. ft.) 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
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