



## Fir Tree Grove, Clayton-Le-Woods, Chorley

Offers Over £369,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, four bed, detached property situated on a quiet cul-de-sac in Clayton-Le-Woods. This would be an ideal family home offering an ample amount of space throughout. The property is situated only a short drive from Chorley's town centre and its superb local schools, supermarkets and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be accessed. Here, you'll find the spacious front lounge that features a bay fronted window bringing in ample natural light into the property.

Towards the end of the hall is the kitchen that is set in an open plan layout with the dining room. It comes fitted with an integrated oven, dishwasher and fridge/freezer, with the diner sufficient in size to comfortably fit a large family dining table. The utility room is conveniently located just off the kitchen and has plumbing for a washer and dryer, with the downstairs WC also found here.

Moving upstairs, you'll find four generously sized bedrooms, with the master bedroom benefitting from fitted wardrobes, and bedroom two some over the stairs storage space. The master also benefits from a three piece ensuite/shower room. In addition, the three piece family bathroom with bath and over the bath shower and large storage cupboard can also be found on this floor.

Externally, the property sits towards the end of a private cul-de-sac. To the front is parking for up to three cars and leads up to the integrated single garage. To the rear is a well maintained south facing garden with a generously sized lawn and patio area, which also benefits from not being overlooked. To the front lies a delightful communal lawn with tall trees and shrubberies.



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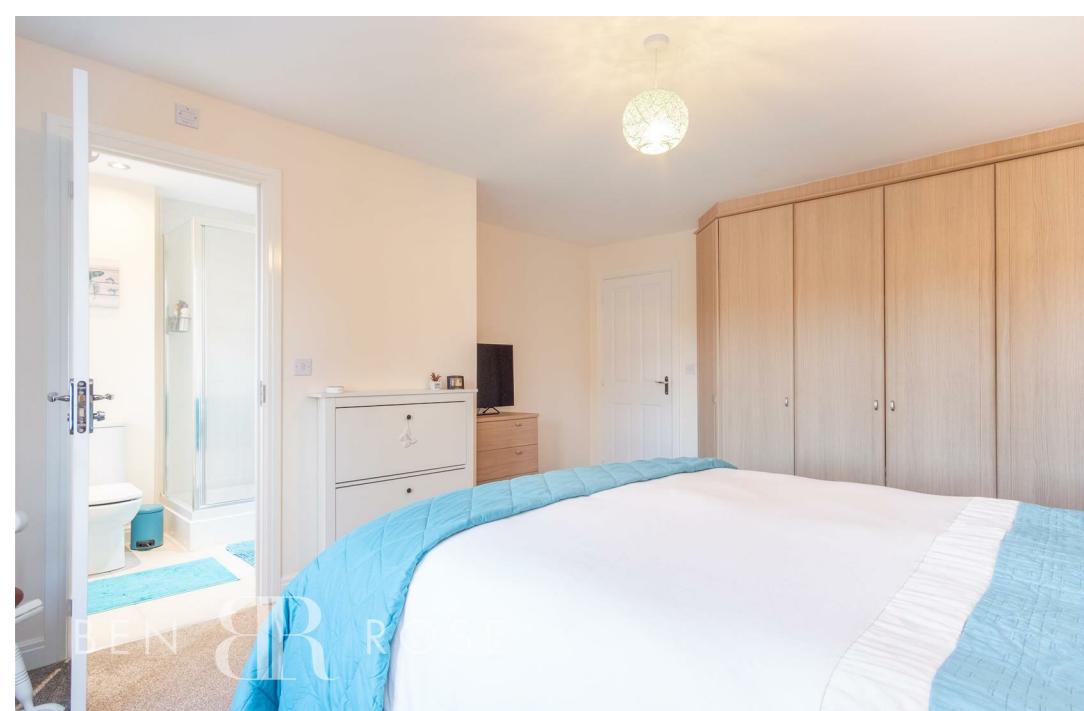


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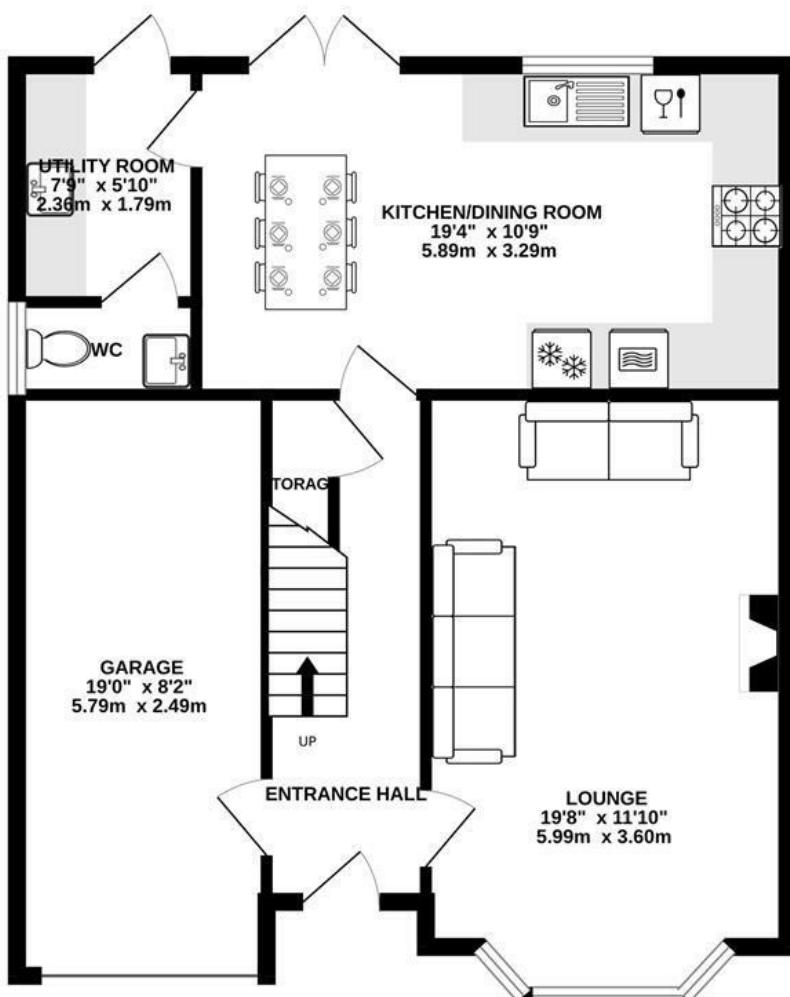
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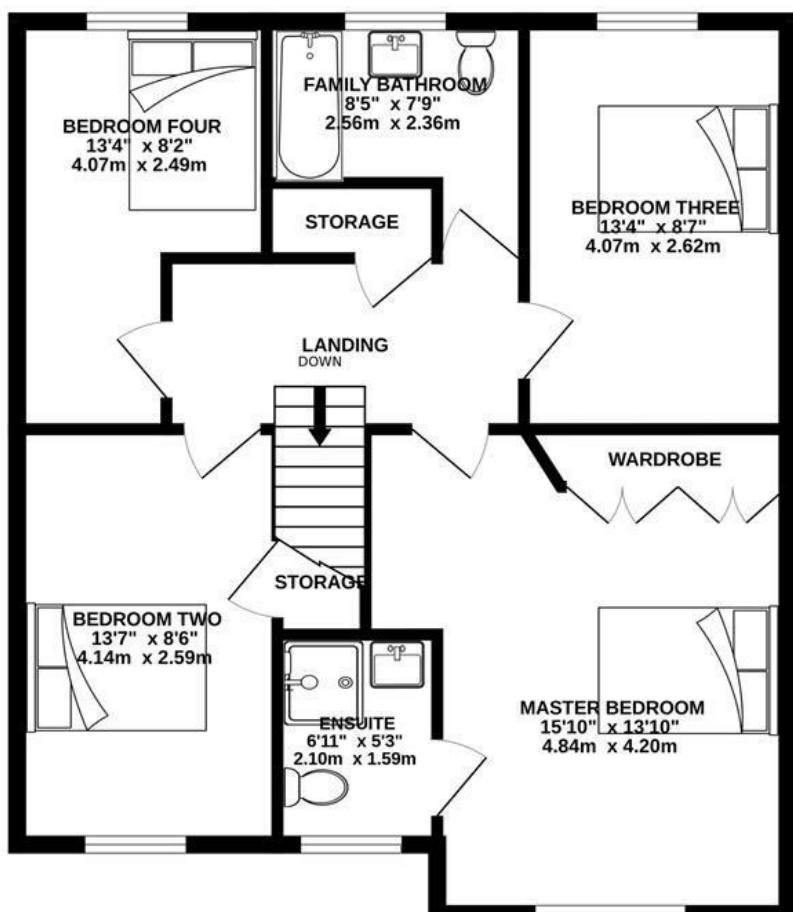


# BEN ROSE

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

