



## **Watkin Road, Clayton-Le-Woods, Chorley**

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this beautifully extended, three-bedroom, semi-detached property situated on a quiet cul-de-sac in Clayton-Le-Woods. This would be an ideal family home offering multiple reception rooms and generous outdoor space. It offers easy access to both the towns of Chorley and Leyland as well as having multiple local supermarkets nearby. There is also access across the road to the picturesque Cuerden Valley Park at the rear of the property.

Walking through the front door, you're greeted by the reception hall with the open staircase, setting a welcoming tone. To your right, the spacious front lounge boasts a large front-facing window, inviting ample natural light. Back through the hall is the modern kitchen/breakfast room with integrated appliances such as an oven, and featuring a breakfast bar for up to three people. Continuing, you'll find the convenient utility room housing the modern fitted shower room and internal access to the garage. Flowing seamlessly from the kitchen is the snug, opening into the bright and airy conservatory, perfect for dining or relaxation.

Ascending to the first floor, you'll discover three bedrooms, each offering comfortable living space. The master bedroom benefits from fitted wardrobes, optimizing storage solutions. Adjacent, the well-presented, four-piece family bathroom boasts a separate bath and shower, ensuring convenience and luxury for all residents.

Externally, the property boasts a front driveway with space for up to three cars, leading to the single integrated garage. To the rear, a secluded, multi-tiered garden awaits. The lower tier features a spacious patio area, ideal for potting plants on the verge and outdoor entertaining. Moving up to the upper tier, another patio area and shed offer a pleasant vantage point overlooking the garden, with private access to the road behind the home, ensuring both privacy and convenience.

In summary, this property offers a harmonious blend of modern living spaces, generous outdoor amenities, and convenient access to local amenities and transport links, making it an ideal family home in a sought-after location.





























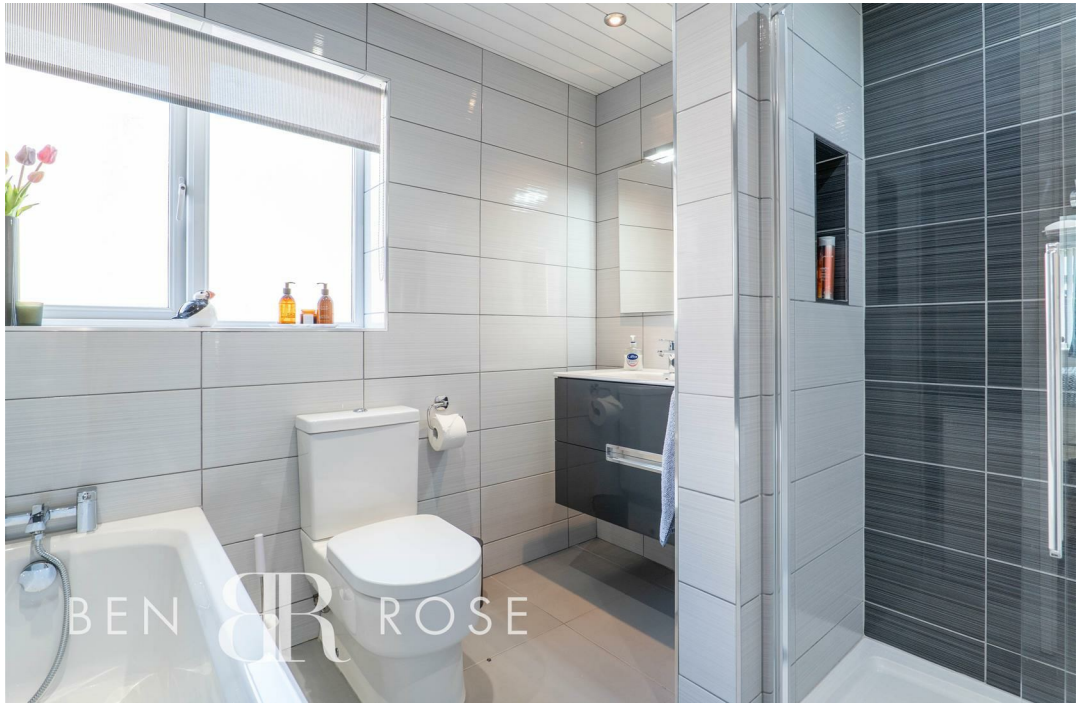








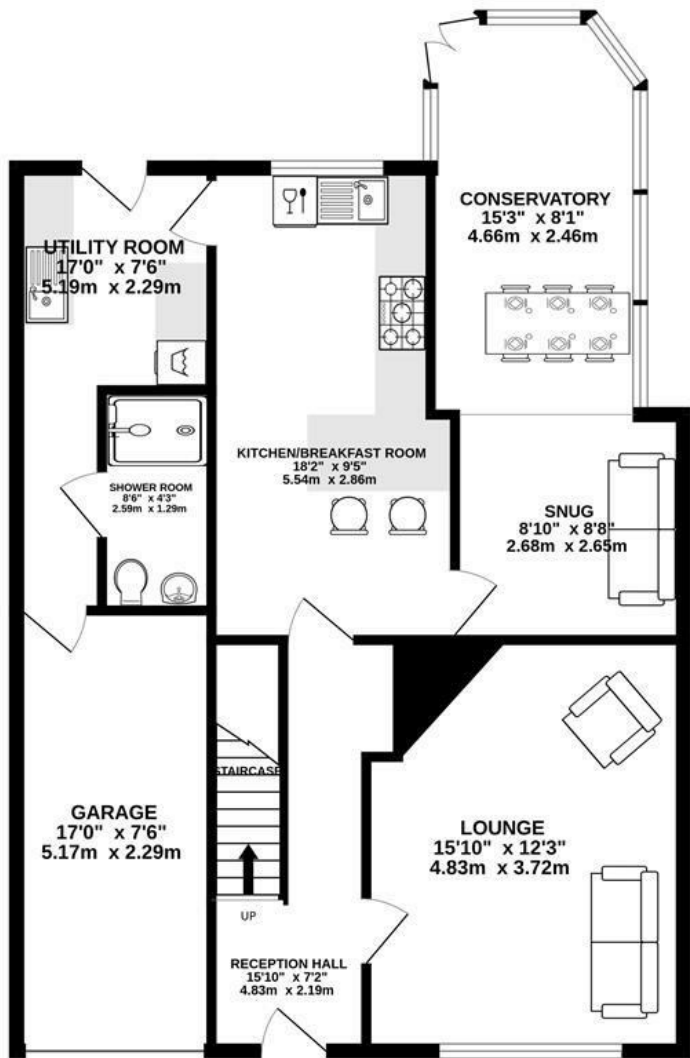




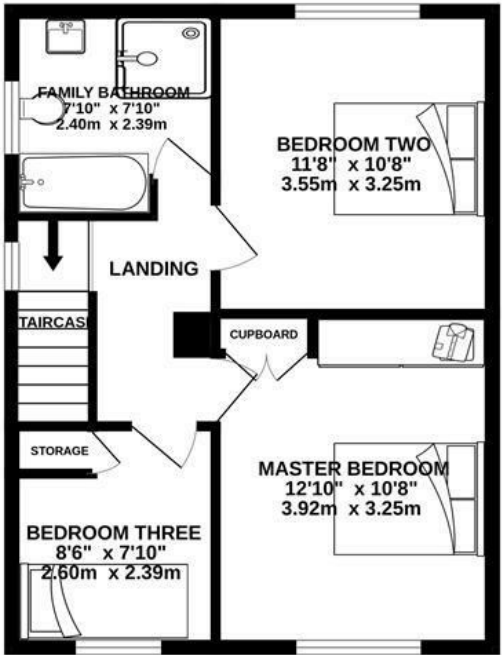


# BEN ROSE

GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.




TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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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		
	71	82
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 