



## Birch Field, Clayton-Le-Woods, Chorley

Offers Over £319,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom bungalow, located in a peaceful cul-de-sac in the desirable area of Clayton-le-Woods, Lancashire. This charming home is perfect for couples or families seeking a tranquil yet well-connected setting. Positioned in a secluded spot, the property offers an excellent balance of privacy and convenience. The location boasts easy access to the M6, M61, and M65 motorways, making it ideal for commuters. Nearby, you'll find well-regarded schools, local shops, and amenities, along with convenient bus links and train stations in Chorley and Leyland. The area is also within close proximity to the stunning Cuerden Valley Park, providing picturesque walking trails and family-friendly activities.

As you step into the property, you are greeted by a welcoming vestibule leading into the main hallway, which grants access to most rooms. The spacious L-shaped lounge/diner features a cozy corner fireplace and ample space for both relaxation and dining. To the rear, the bright and airy conservatory overlooks the beautiful garden, offering the perfect space to unwind. The modern kitchen/diner boasts integrated appliances, including a fridge and dishwasher, alongside space for additional freestanding appliances and a dining table. Conveniently, this room also provides access to the rear garden. To the right side of the home are three well-proportioned bedrooms. The master bedroom benefits from a private ensuite shower room, while bedrooms two and three feature fitted wardrobes. Completing the ground floor is a contemporary shower room.

Externally, the property offers a driveway with space for up to three cars, leading to a detached garage for additional parking or storage. To the rear, you'll find a secluded and beautifully landscaped garden, bordered by mature hedging for added privacy. The garden features multiple seating areas, a lawn, and plant beds, making it an idyllic retreat for outdoor entertaining or relaxation.

This home combines modern living with a tranquil location, making it a superb choice for families or couples looking for their forever home.







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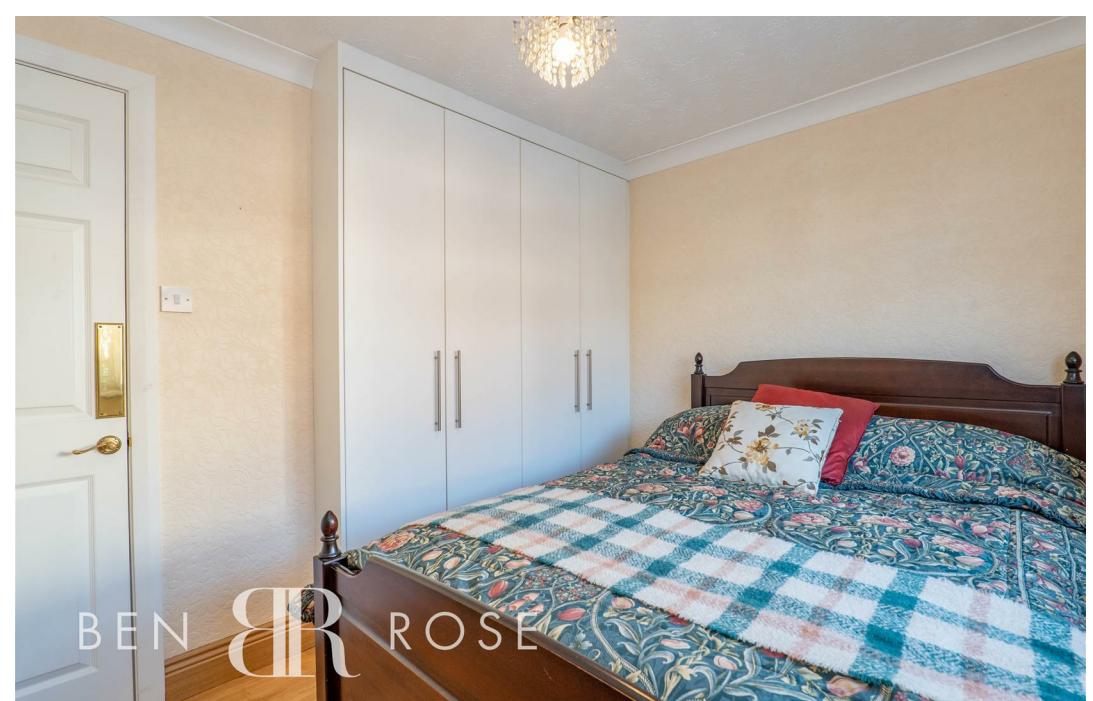
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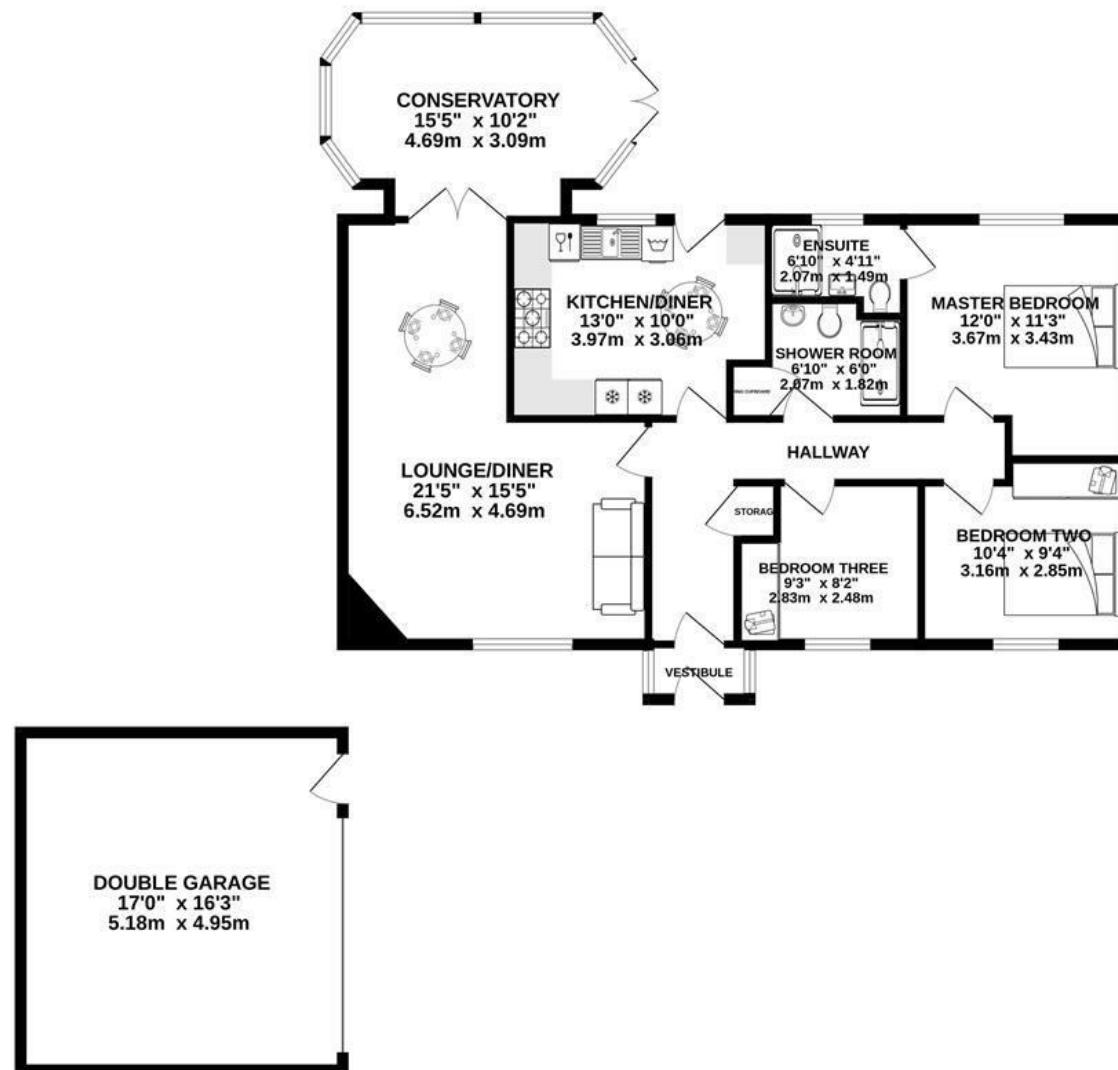
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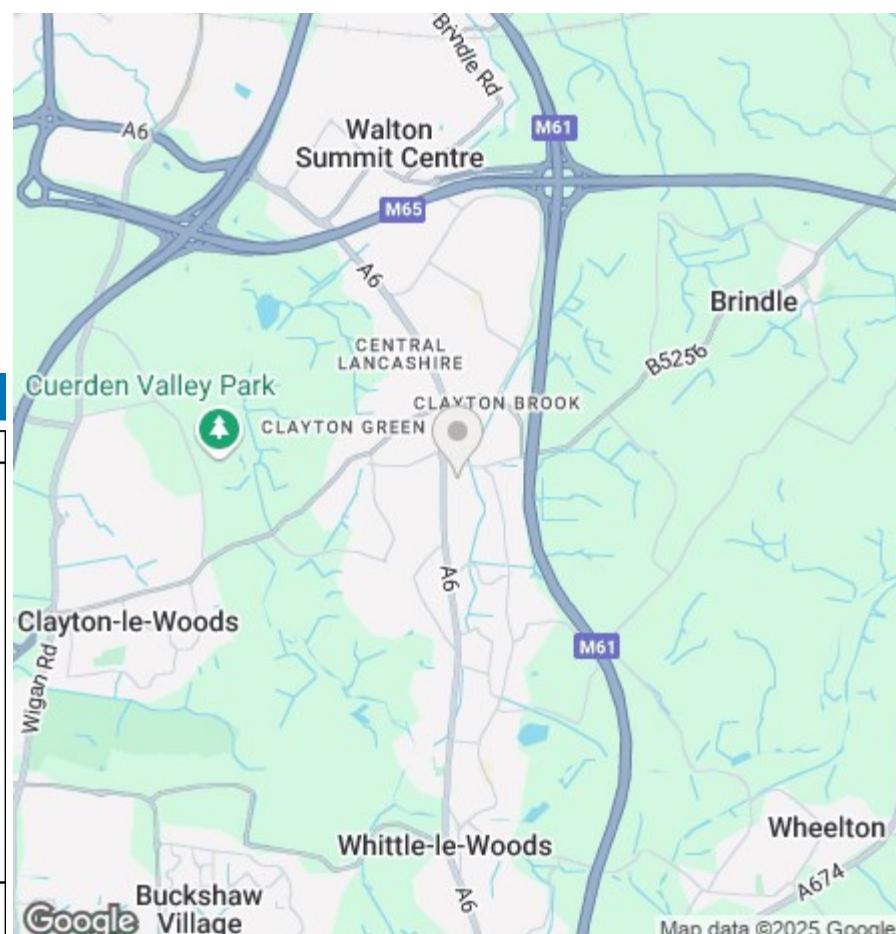
GROUND FLOOR  
1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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		
(81-91) B		84
(69-80) C	69	
(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	