



BEN ROSE

Manor Road, Clayton-Le-Woods, Chorley

Offers Over £369,995

Ben Rose Estate Agents are pleased to present to market this stunning five-bedroom, detached family home located in the desirable area of Clayton-Le-Woods, Lancashire. Situated towards the end of a quiet cul-de-sac, this home has undergone extensive renovations and remodelling, making it ideal for modern family living. The area offers excellent transport links, with the M6 and M61 motorways nearby, and Leyland train station just a short drive away, providing easy access to Preston, Chorley, and Manchester. Clayton-Le-Woods boasts a variety of local village amenities, including shops, parks, and reputable schools, making it a popular choice for families.

As you enter the property, you are greeted by a welcoming entrance hall that leads into the predominantly open-plan ground floor. The spacious lounge is perfect for relaxing, with patio doors that open up to the rear yard, allowing natural light to flood the space. The modern kitchen/diner is a true highlight, featuring integrated appliances such as a dishwasher, oven, and dual fridges, along with a central island and breakfast bar—ideal for family meals or casual dining. The master bedroom is also conveniently located on this floor, complete with a private dressing room and a luxurious en-suite bathroom.

A spiral staircase leads up to the first floor, where you will find a second lounge area, complete with a feature fireplace and a log burner, offering a cosy atmosphere. Off this room are four additional bedrooms, each generously sized. One of these rooms, bedroom four, boasts access to a balcony with its own side entrance, providing excellent potential for an annex conversion on this floor. The family bathroom on this floor caters to the needs of a growing family.

Externally, the front of the property offers a newly landscaped driveway with ample parking space for multiple vehicles. The rear of the home features a low-maintenance yard area, perfect for outdoor seating and entertaining. There is also a separate side yard, offering further outdoor space.

This beautifully renovated home is ready to move into, providing a fantastic opportunity for a family looking for space, comfort, and convenience.





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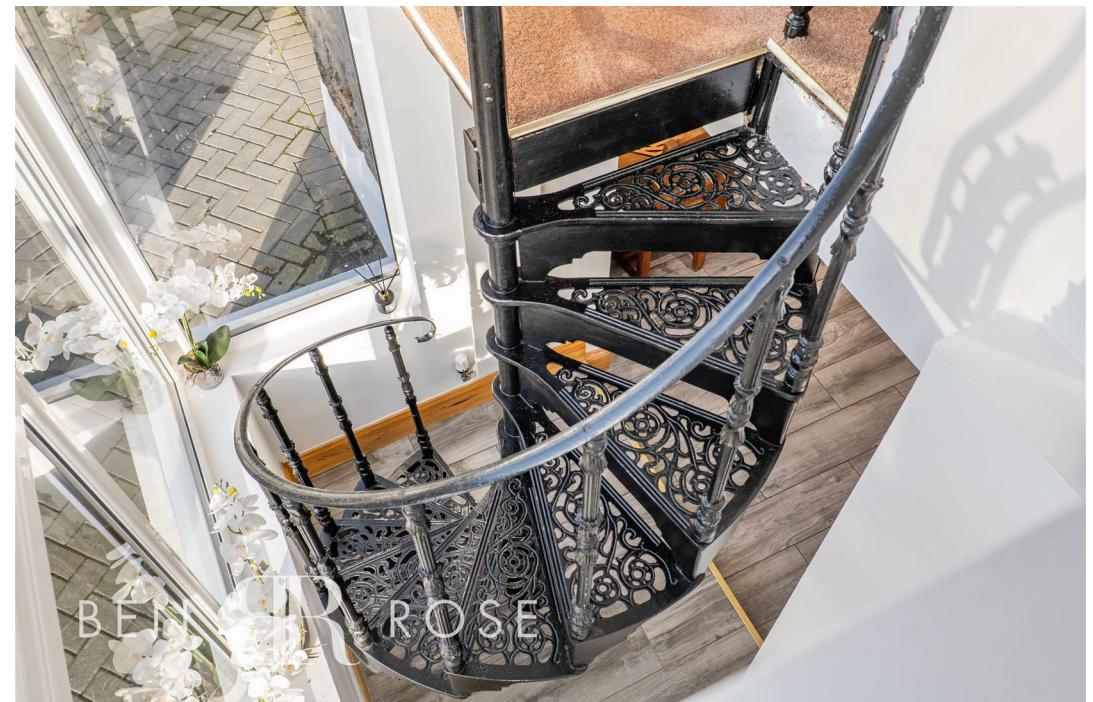


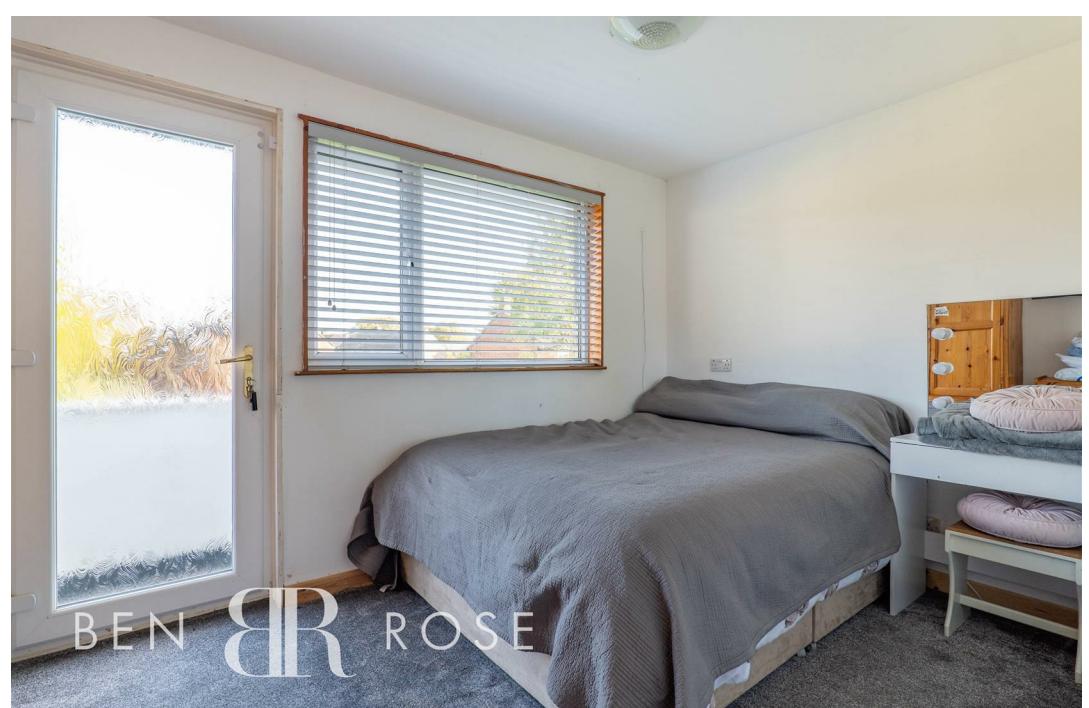
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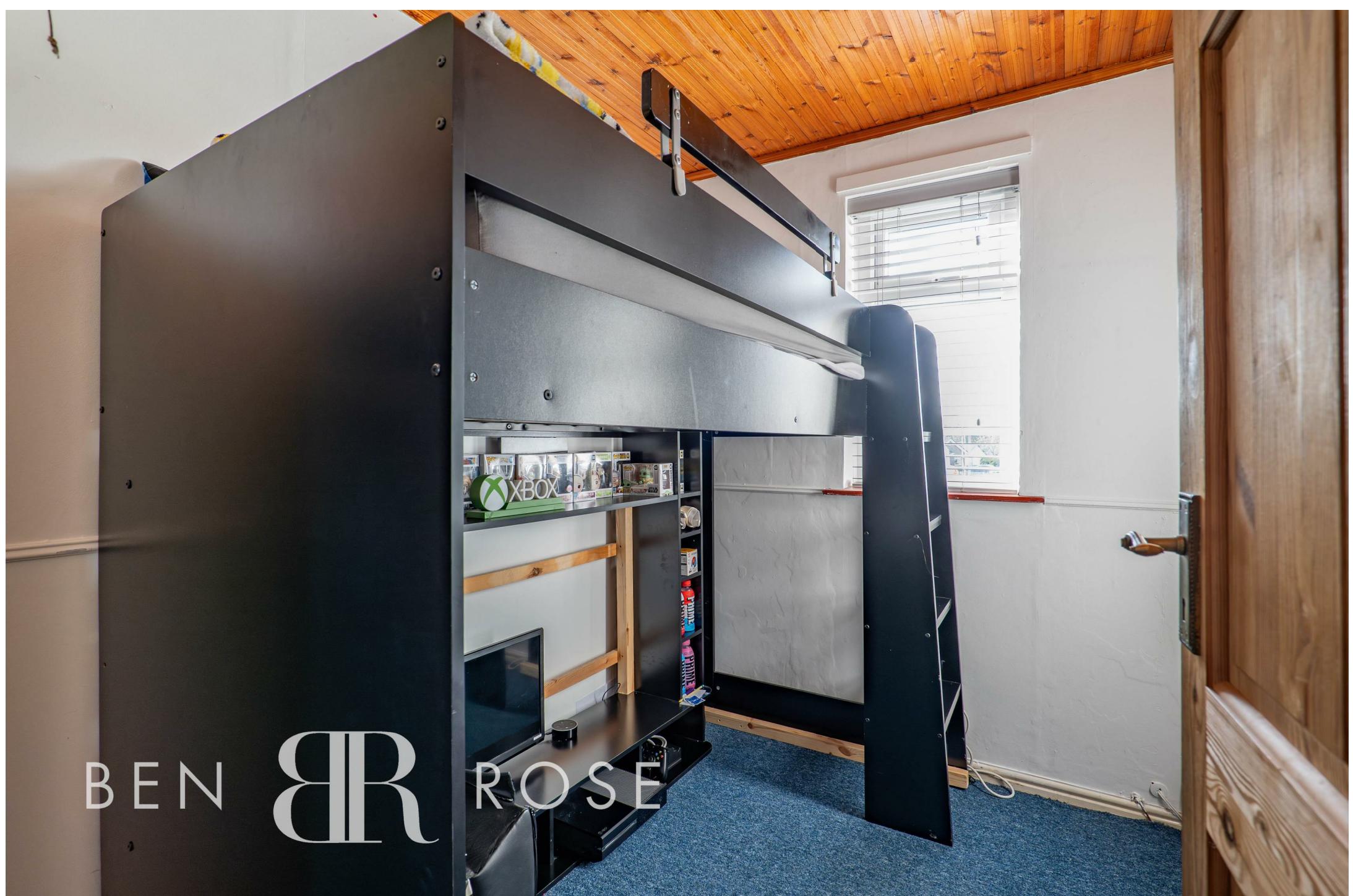












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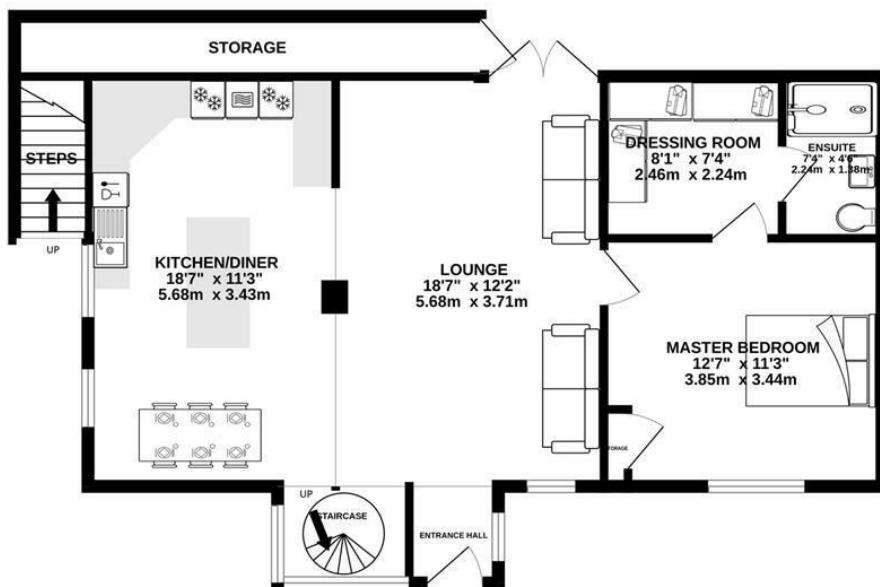
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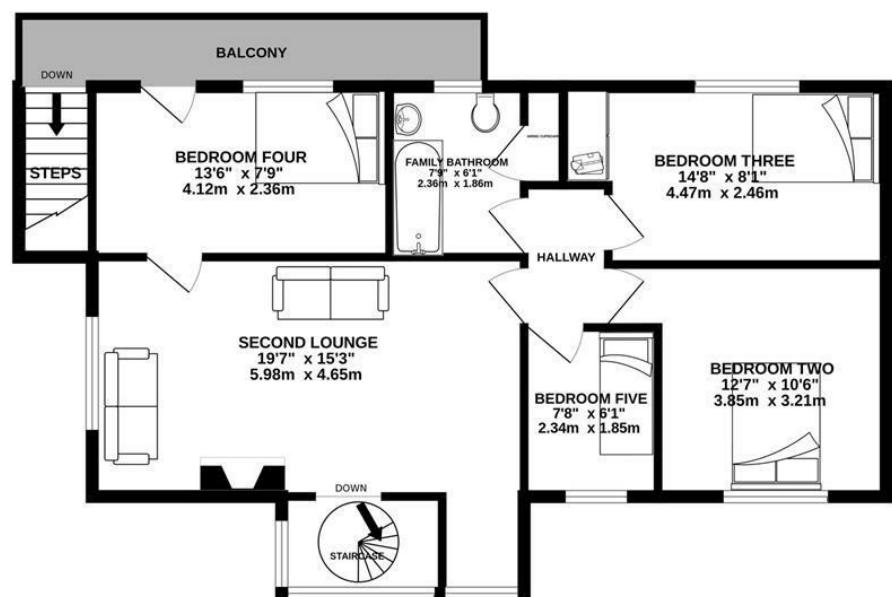


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GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



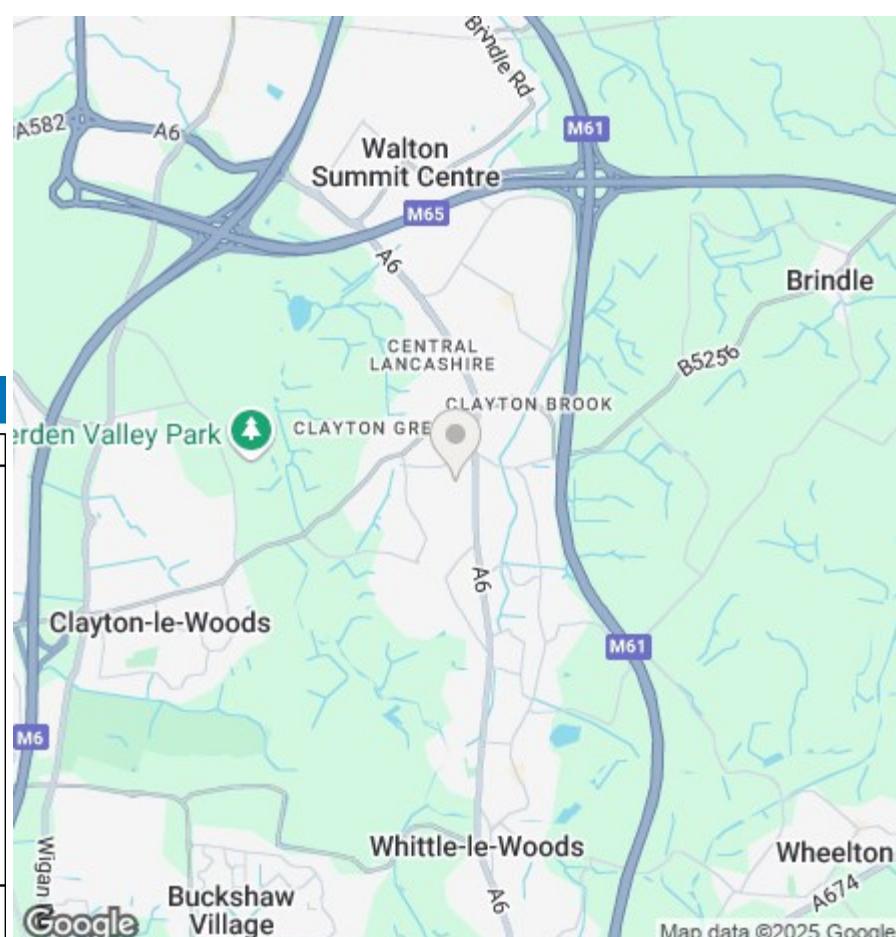
TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.

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		
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		
England & Wales	EU Directive 2002/91/EC	