



Clover Field, Clayton-Le-Woods, Chorley

Offers Over £174,995

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached home, situated on a quiet residential estate in the sought-after area of Clayton-le-Woods. Perfect for first-time buyers, the property is conveniently located just a short drive from both Chorley and Leyland and is surrounded by excellent local schools, shops, and amenities. The home is also within easy commuting distance of major North West towns and cities via the nearby M6, M61, and M65 motorways, while Cuerden Valley Park is just a short distance away. Excellent bus routes also provide convenient connections to Chorley and Preston.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a central fireplace, open staircase leading to the upper level, and a large window overlooking the front aspect. From here, you will enter the contemporary fitted kitchen/diner, which offers ample storage and space for freestanding appliances, along with an integrated oven and hob. A single door provides convenient access to the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. A newly installed three-piece shower room completes this level.

Externally, to the front is a well-maintained lawn alongside a private driveway providing off-road parking for two vehicles. To the rear is a generously sized garden featuring a low-maintenance flagged patio and sloped lawn area, creating a pleasant outdoor space perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







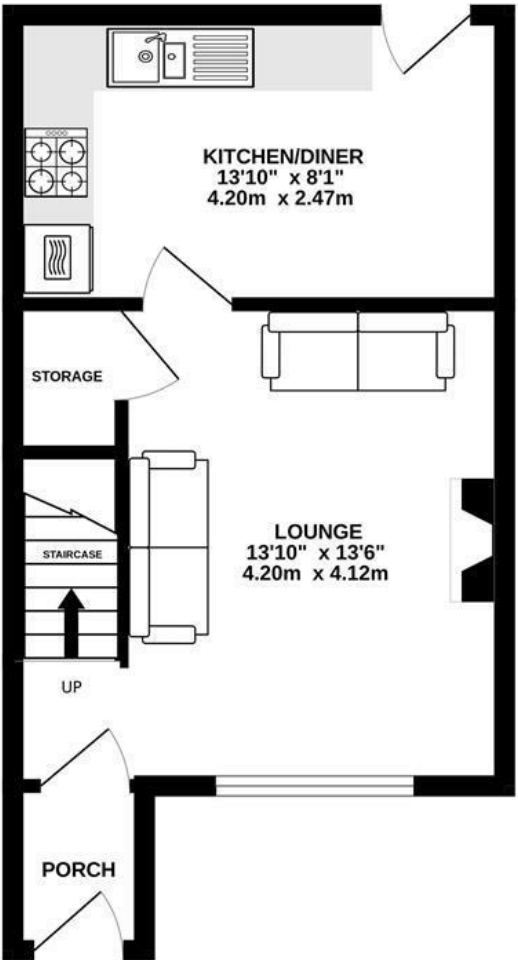




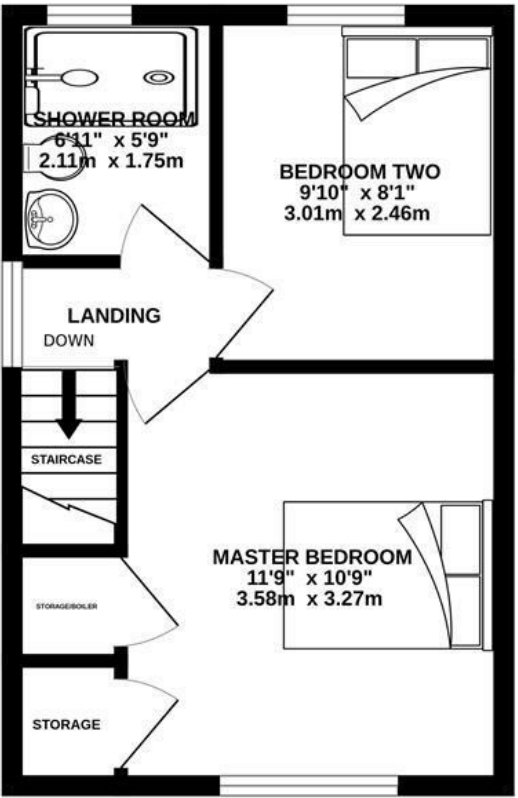


BEN ROSE

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 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		
	66	74
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 	

