



Cedar Field, Chorley

Offers Over £274,995

Ben Rose Estate Agents are pleased to present to market this attractive detached family home, ideally located in the highly desirable area of Clayton-Le-Woods. Offering versatile living space throughout, this property is perfectly suited to growing families. The home is positioned within easy reach of Leyland and Chorley, with excellent transport links including nearby rail services providing direct routes to Preston, Manchester and Liverpool. The M6, M61 and M65 motorways are also easily accessible, alongside regular bus services to surrounding areas. For outdoor enthusiasts, Cuerden Valley Park is just a short distance away, offering beautiful walks and green space.

Upon entering, you are welcomed by a bright entrance hall with a convenient WC. The spacious open plan lounge and dining area provides an excellent family living space, with the lounge positioned to the front featuring a bay window, while the dining area enjoys sliding doors leading into a large conservatory. The conservatory offers a relaxing space overlooking the garden with direct access outside. From the lounge, you'll also find a converted garage, currently used as a sitting room, offering flexibility as a playroom, study or even an additional bedroom. The modern fitted kitchen is located to the rear and benefits from integrated appliances including a fridge/freezer, double oven and induction hob.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom and a second double. The third bedroom is ideal as a nursery or home office. A contemporary family bathroom serves all bedrooms.

Externally, the property boasts a front garden with a driveway providing parking for two vehicles. To the rear is a large, multi-level paved garden with various seating areas, perfect for entertaining. A double gated side driveway offers additional parking for two vehicles or space for a caravan. Offered with no onward chain, this is a fantastic opportunity not to be missed.



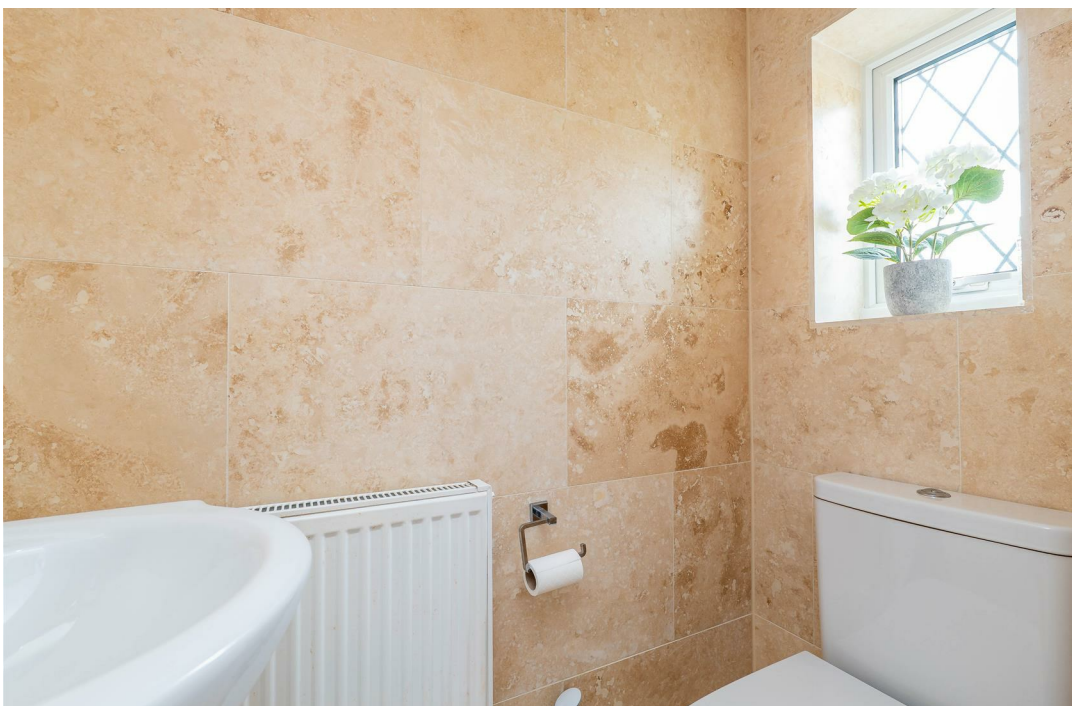






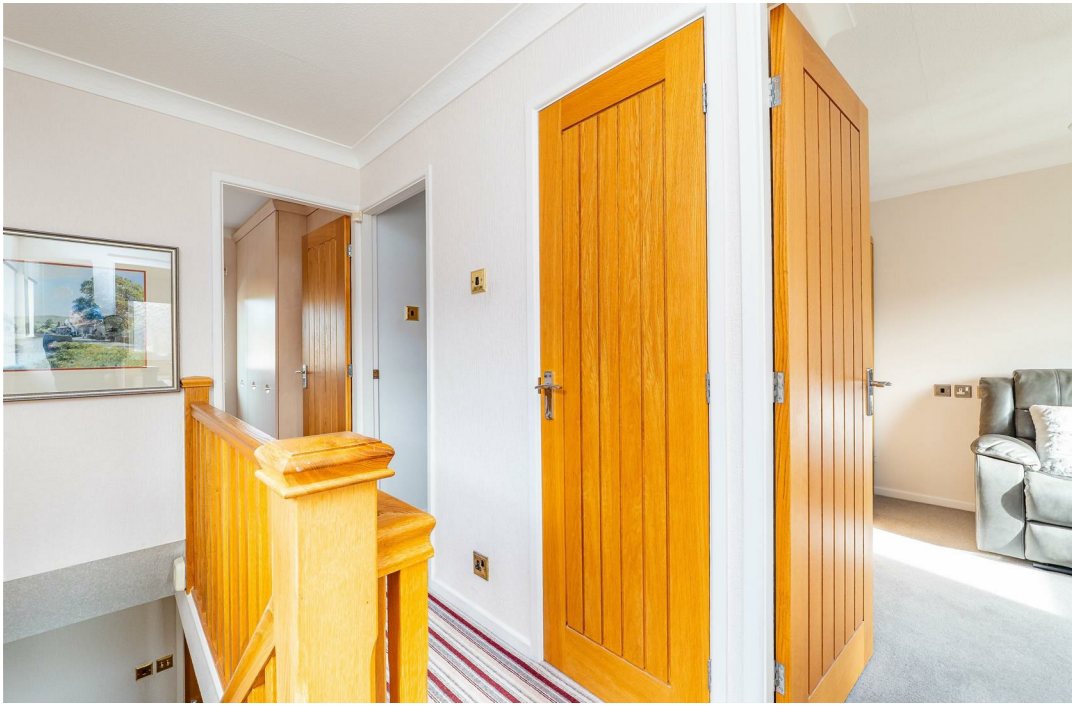






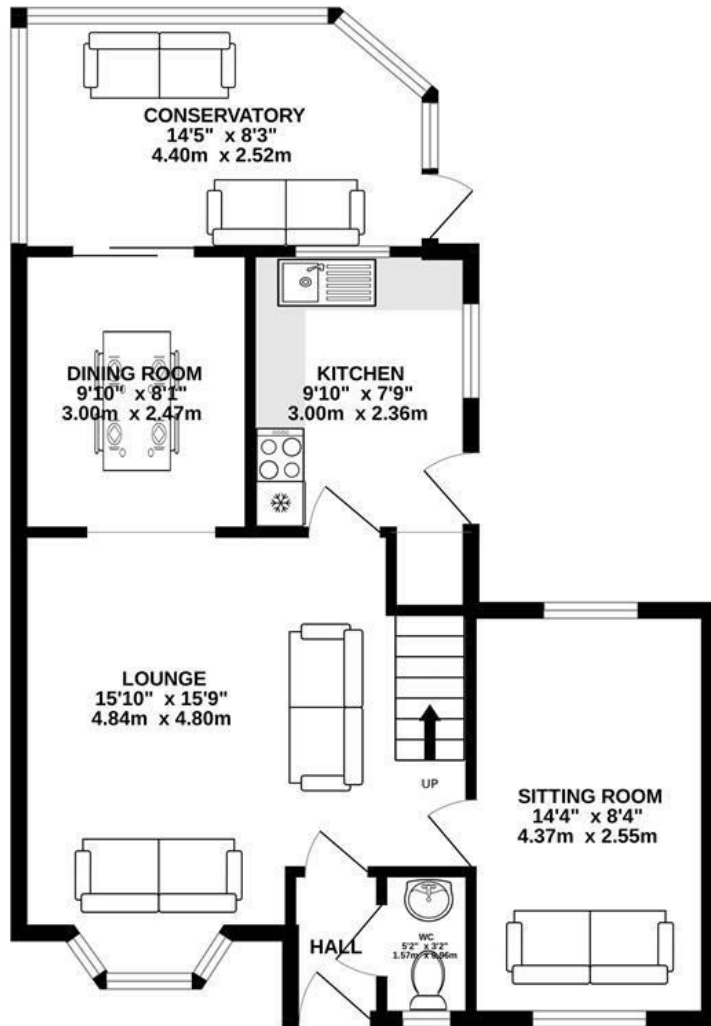




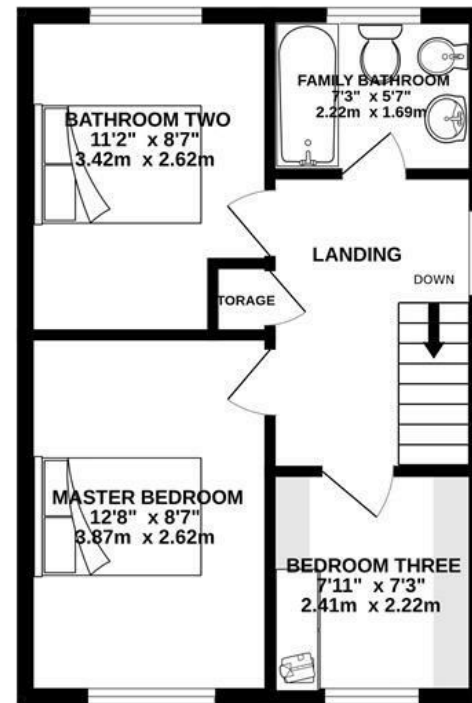


BEN ROSE

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.

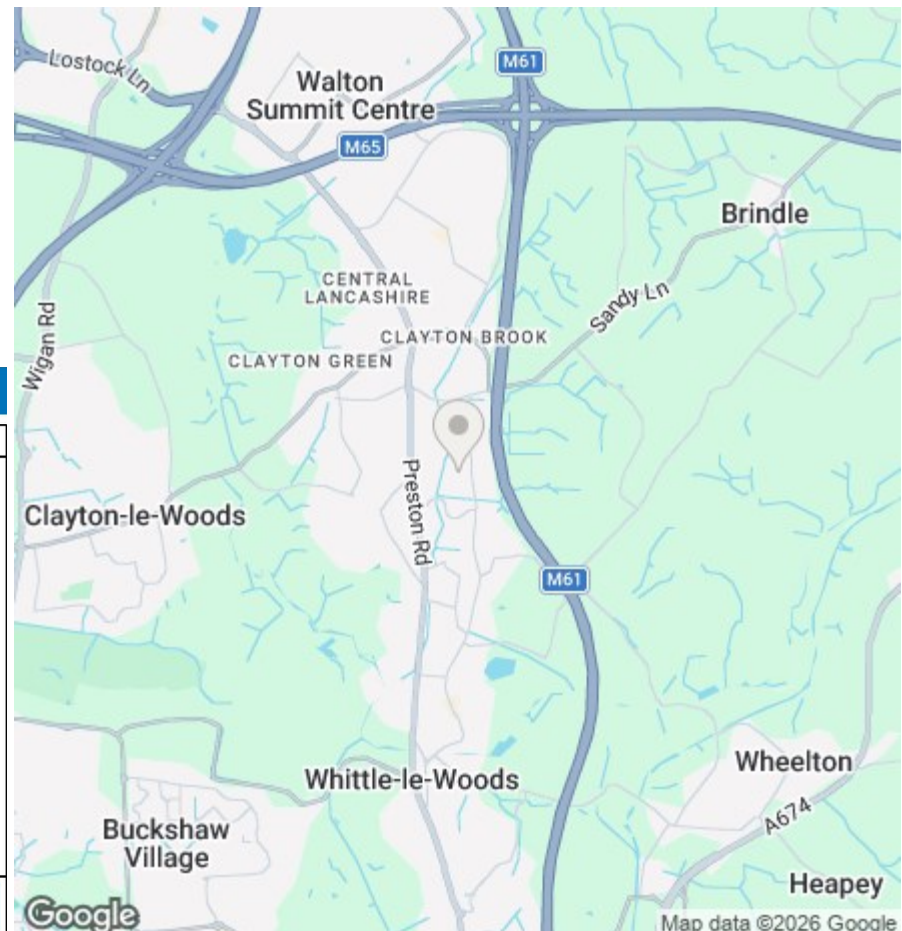


TOTAL FLOOR AREA: 1020 sq.ft. (94.7 sq.m.) approx.

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		
	71	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	