



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £174,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated, two bedroom mid-terrace home, ideally suited to first time buyers looking for a stylish yet characterful property in a highly desirable setting. Finished to a high standard throughout, the home retains a wealth of original features while benefiting from modern upgrades, including triple glazed windows. Situated in the popular area of Clayton-Le-Woods, the property enjoys a fantastic position backing onto Cuerden Valley Park, offering scenic walks and green space right on your doorstep. The location is well served by local amenities, including shops, schools and leisure facilities, with excellent transport links via nearby bus routes, Lostock Hall and Leyland train stations, and easy access to the M6, M61 and M65 motorways, making commuting to Preston, Chorley and surrounding towns both simple and convenient.

Upon entering the property, you are welcomed into a charming vestibule which leads through to the spacious front lounge. This inviting room features tall ceilings, a character fireplace and fitted storage, setting the tone for the rest of the home. To the rear is the impressive dining room, showcasing original stone flooring and a striking feature fireplace with log burner, creating a warm and sociable space ideal for entertaining. The open staircase rises from here to the first floor, while steps lead up to the sun room at the rear. This bright and versatile space is perfect for more casual dining or relaxing during the warmer months, with French doors opening out to the garden. The sun room flows seamlessly into the modern fitted kitchen, complete with an integrated oven and thoughtfully designed for everyday living.

The first floor offers an open landing which provides access to two generously sized double bedrooms, both well presented and offering ample space for furnishings. Completing this level is the contemporary four-piece family bathroom, finished to a high standard and comprising a bath, separate shower, wash basin and WC, providing a luxurious feel rarely found in properties of this type.

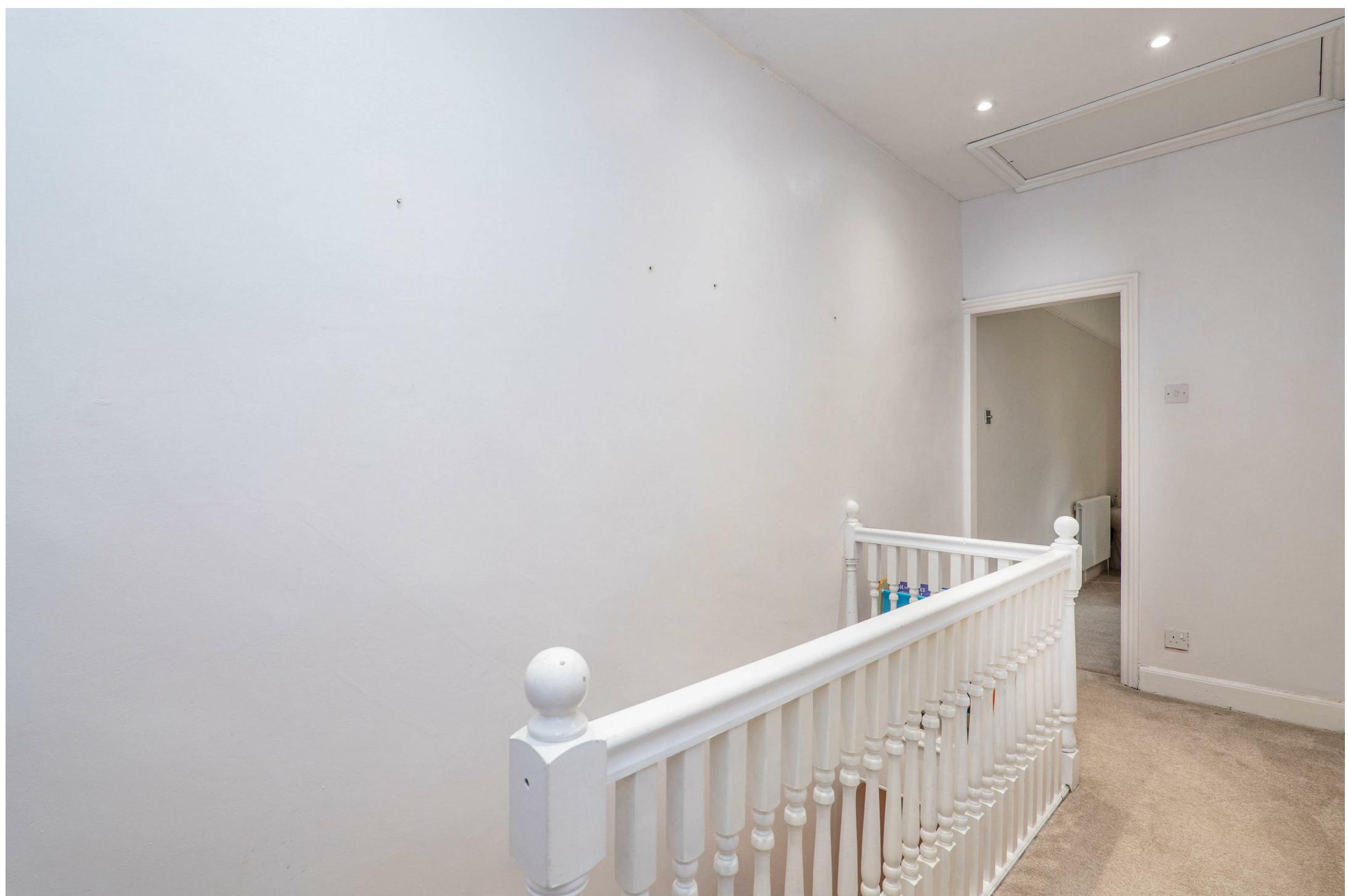
Externally, the property benefits from on-road parking to the front, along with a gated front garden leading up to the main entrance. To the rear is an enclosed and low-maintenance garden, primarily laid with artificial grass, making it ideal for year-round enjoyment. A useful outbuilding provides additional storage, while direct rear access into Cuerden Valley Park truly sets this home apart, offering a wonderful blend of outdoor lifestyle and convenience.

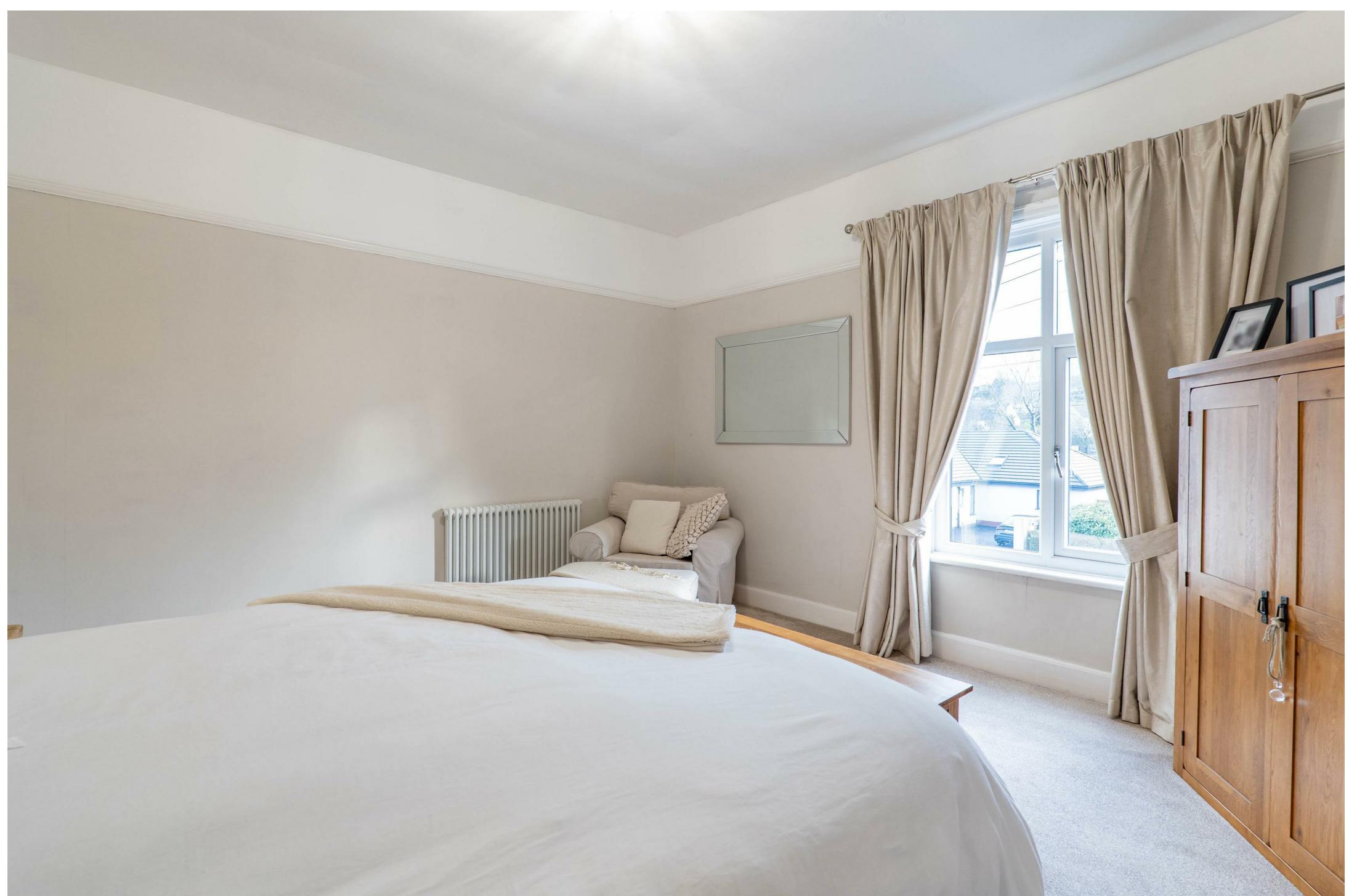
This is a superb opportunity to acquire a fully renovated, character-filled home in a sought-after location, perfect for buyers taking their first step onto the property ladder.







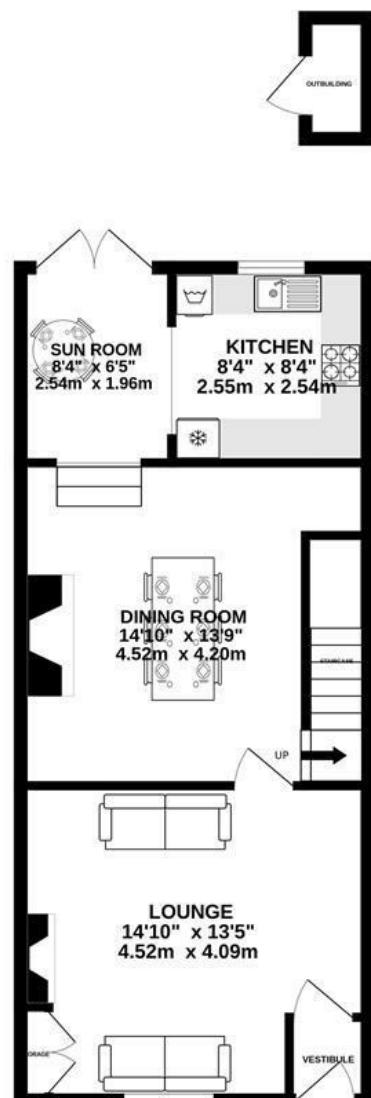




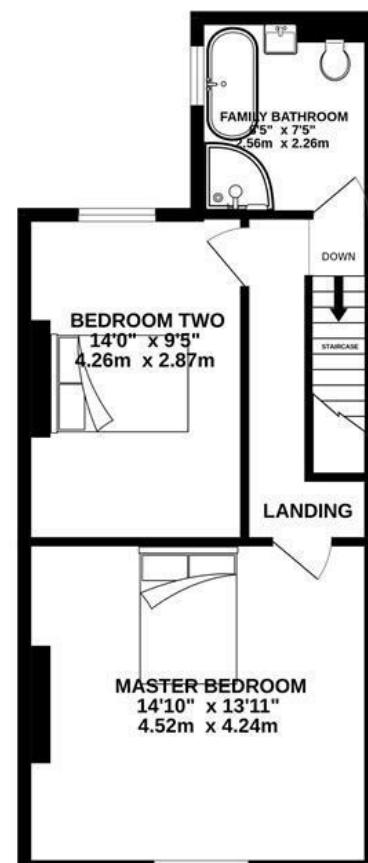


BEN ROSE

GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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		
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	

