



Kiln Croft, Clayton-Le-Woods, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom link-detached property, located in the sought-after residential area of Clayton-Le-Woods. Nestled conveniently between the towns of Chorley and Leyland, this charming home offers easy access to all the amenities you need, including superb local schools, shops and supermarkets. Additionally, you'll enjoy excellent travel links, with local bus routes and easy access to the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property features a welcoming entrance hallway providing access to the stairs to the upper level as well as the lounge. The spacious lounge boasts a large bay window, allowing ample natural light to flood the space, and seamlessly connects to the kitchen diner at the rear. The modern kitchen is equipped with an integrated oven, hob, and dishwasher, with additional room for freestanding appliances. The dining area offers ample space for a family dining table and provides access to the garden via a single door.

Moving upstairs, you will discover three well-proportioned bedrooms, with the third bedroom benefiting from integrated storage. A three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, at the front of the property, there is a lawn garden alongside a private driveway leading to the attached garage. The driveway offers off-road parking for multiple vehicles, and the garage is plumbed with electrics, providing additional utility and storage space. To the rear, there is a generously sized garden laid to lawn, accompanied by a paved patio area, perfect for outdoor furniture.







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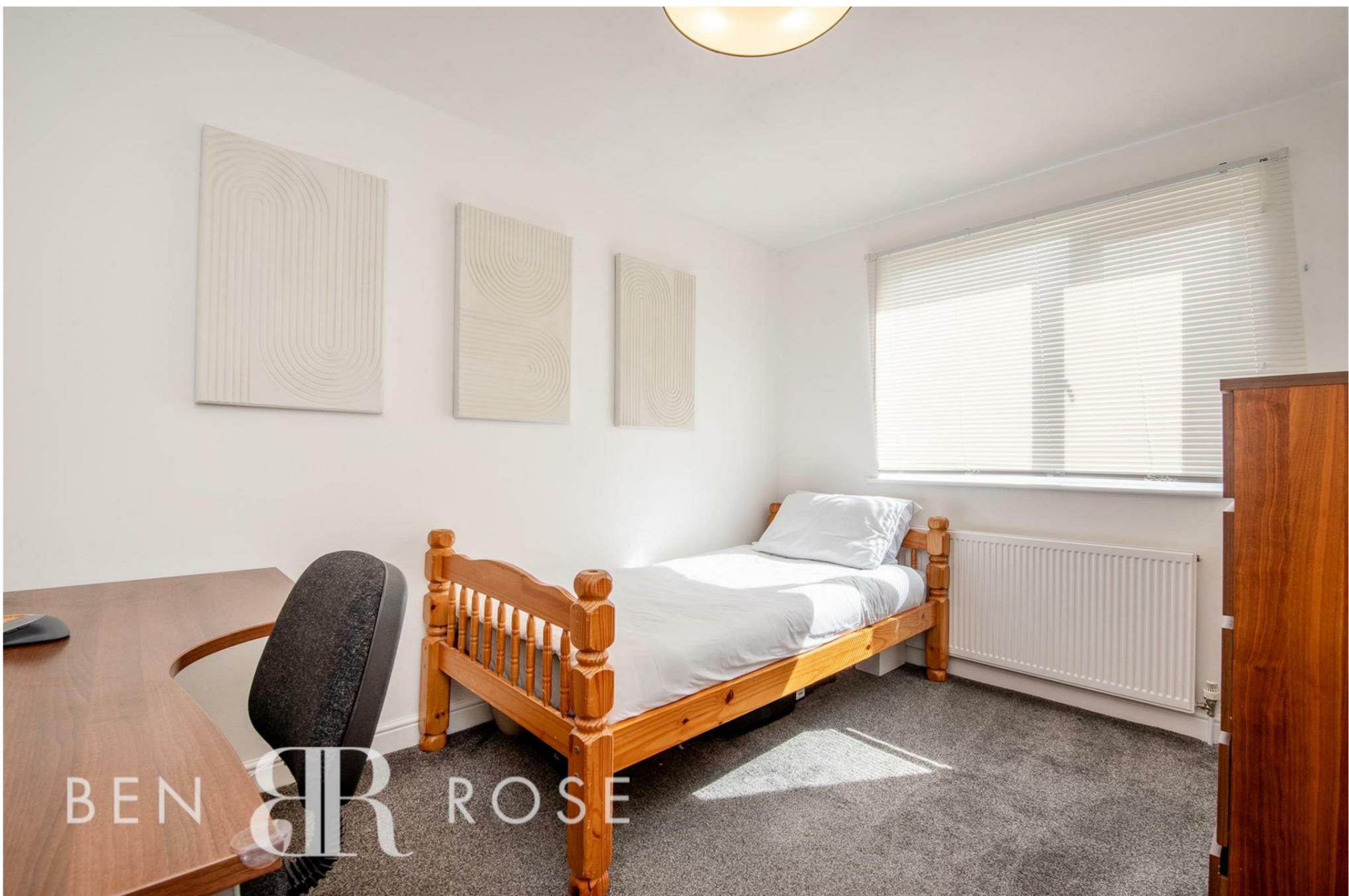
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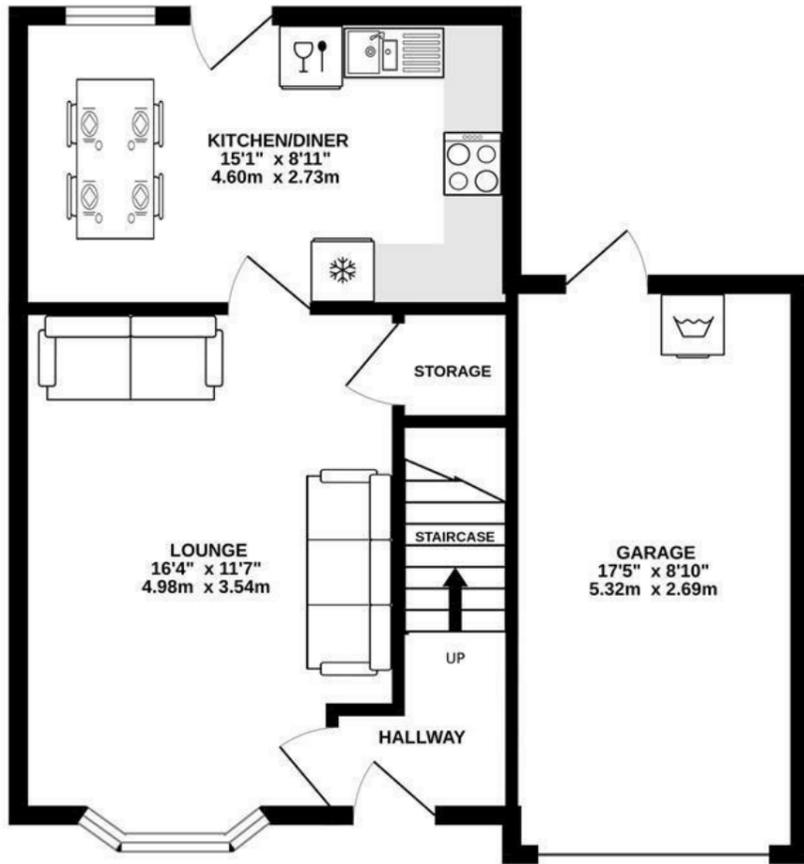


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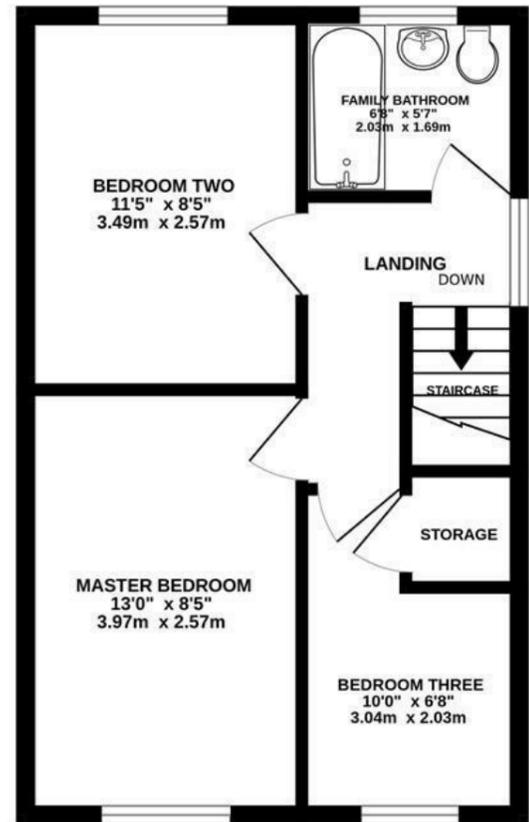


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GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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 | | | 87 |
| (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 | |