



23 Back Lane, Clayton-Le-Woods, Chorley, PR6 7QE

£350,000

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Immaculately presented throughout, offering spacious rooms and luxury fixtures and fittings, this beautiful dormer bungalow will be a perfect fit for family life. Standing in an elevated position on a quiet lane close to Clayton Le Woods, this lovely home provides lawned gardens to the front and a landscaped rockery and large patio to the rear, together with a detached garage benefitting from power and lighting. Internally, the ground floor accommodation offers a handy porch, welcoming hallway, cosy lounge with sliding glass door opening to a stunning kitchen/diner with media wall, a separate utility room and cloakroom/WC. There is also a master bedroom with fitted wardrobes and an amazing four piece en-suite and a second double bedroom with fitted wardrobes. On the first floor, there two double bedrooms, both with fitted wardrobes and one with under eaves storage, and a great size bathroom. An exceptional property. Viewings are highly recommended. Freehold. Council tax band D. EPC rating D.



























## Road Map



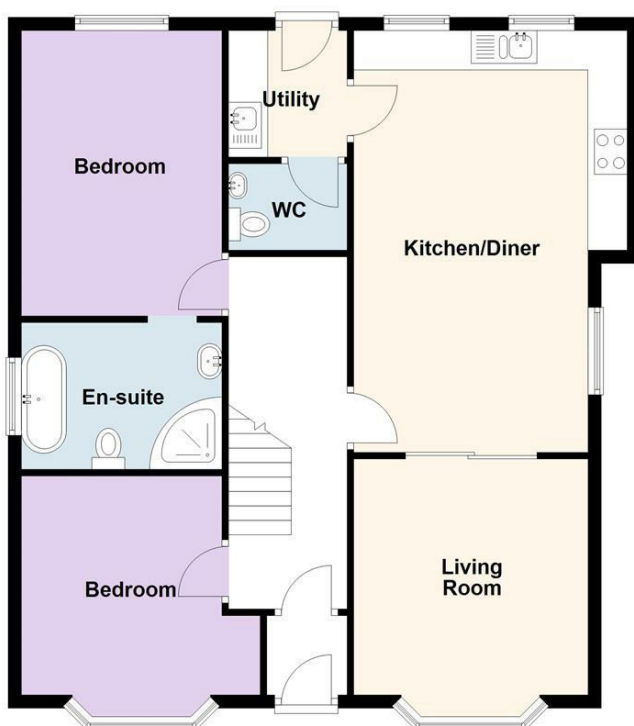
## Hybrid Map



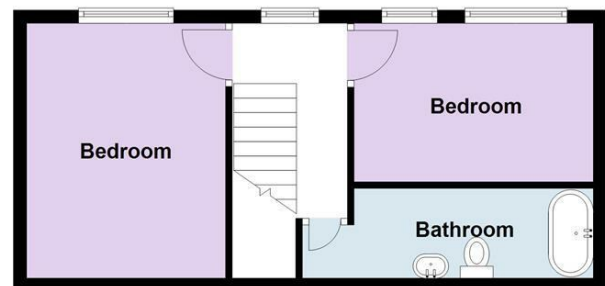
## Terrain Map



### Ground Floor



### First Floor



Total area: approx. 123.0 sq. metres (1324.1 sq. feet)

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.