



redrose

17 Cam Wood Fold

Clayton-le-Woods, Chorley, PR6 7SD

A beautifully maintained four-bedroom family home situated in a peaceful cul-de-sac. Extended to the rear, it features a spacious second reception room and a utility area.

The master bedroom benefits from an en-suite, while the stunningly manicured rear garden offers complete privacy. To the front, a double driveway provides ample parking.

Asking Price Of £375,000

EPC Rating '69'





Property Description

OUTSIDE FRONT

Manicured lawn and shrubbery to the front and double driveway leading to garage. Pathway to front porch.

PORCH

Useful porch area with front door leading to the main hallway. Half glazed.

ENTRANCE HALLWAY

14' 1" x 8' 10" (4.3m x 2.7m) Inviting entrance hallway with doors to cloakroom, lounge, kitchen and second reception. Stairs to first floor, ceiling light point and radiator.

CLOAKROOM

7' 2" x 3' 11" (2.2m x 1.2m) Low level WC with wash hand basin, radiator, ceiling light point.

LIVING ROOM

14' 9" x 11' 10" (4.5m x 3.62m) Great size formal lounge with double glazed bay window to front, ceiling light point, radiator and feature mahogany fire place with gas fire





insert.

KITCHEN/BREAKFAST ROOM

13' 6" x 11' 10" (4.14m x 3.62m) Good size kitchen with a wide range of cupboards, 1 1/2 bowl sink and drainer, space for, dishwasher, cooker and fridge/freezer. Double glazed window to rear garden, radiator and ceiling light point. Door to side access.

SNUG/SECOND RECEPTION

Extended to the rear to create a fabulous sunny snug with double glazed sliding doors to the rear garden and further double glazed window. ceiling light point, radiator and door to utility.



UTILITY ROOM

9' 0" x 8' 5" (2.75m x 2.57m) The rear of the garage has been converted to a useful utility room with base units, stainless steel sink and drainer, space for fridge/freezer and double glazed door to rear. Further door to garage.

GARAGE/STORAGE

9' 0" x 8' 5" (2.75m x 2.57m) Useful storage with up and over door to the front.

FIRST FLOOR

Stairs to first floor landing with double glazed window to side, doors to all bedrooms and family bathroom.



MASTER BEDROOM

13' 1" x 11' 11" (4.0m x 3.65m) Double glazed window to front, fitted wardrobes, ceiling light point, radiator and door to utility.

EN SUITE

8' 6" x 4' 2" (2.60m x 1.28m) Three piece suite with single shower cubicle, low level WC and wash hand basin. Heated towel rail, vanity units and double glazed window to side.

BEDROOM TWO

10' 9" x 9' 0" (3.3m x 2.75m) Double glazed window overlooking the rear garden, fitted wardrobes, ceiling light point and radiator.

BEDROOM THREE

12' 0" x 7' 6" (3.66m x 2.30m) Double glazed window overlooking the rear garden, ceiling light point and radiator.

BEDROOM FOUR

10' 1" x 9' 1" (3.08m x 2.77m) Double glazed window overlooking the front, ceiling light point and radiator.

FAMILY BATHROOM

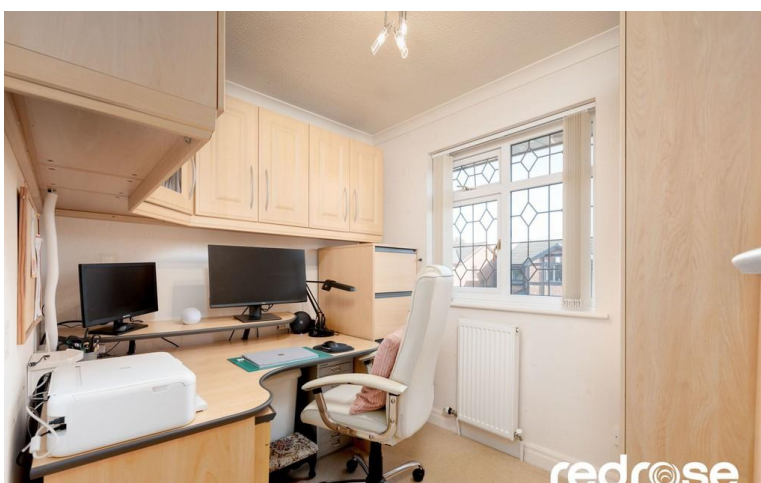




8' 6" x 5' 10" (2.60m x 1.78m) Three piece bathroom suite with bath, low level WC and wash hand basin with vanity unit. Ceiling light point and heated towel rail.

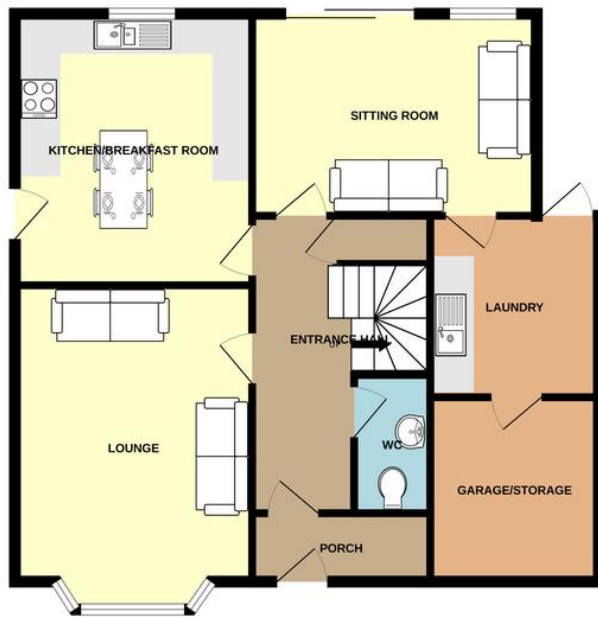
REAR GARDEN

Beautifully manicured and established rear garden, totally private to the rear with decorative borders, patio and pathway to the rear of the garden. Fenced to all sides with side access to the front.

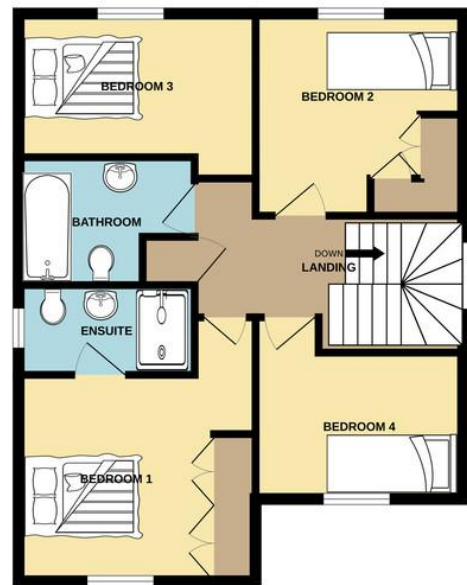




GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements