



Acorn Court, Clayton-Le-Woods

£92,500

Ben Rose Estate Agents are pleased to present to market this delightful, two bedroom, semi detached property located on a quiet cul de sac in the heart of Clayton Le Woods, Leyland. Bought under a 50/50 shared ownership scheme this would be an ideal home for a first time buyer looking to get a foot onto the property ladder. The property is situated only a short drive from Leyland's town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6, M61 and M65 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a spacious lounge with an open staircase and ample room for a large sofa set and furnishings. The lounge then offers access to the good sized open plan kitchen/dining room found to the rear. The modern kitchen comprises of both freestanding and integral appliances, complimentary worktops and access to the rear garden via a set of patio doors. There is enough room for a family dining table here along with access to the conveniently located WC.

Moving upstairs, you'll find two double bedrooms, with bedroom two benefitting from integral storage space, and the three piece family bathroom with an over the bath shower.

Externally, to the front of the property is a tarmac driveway with room for one car.

To the rear lies a good sized landscaped garden with both decking and lawned areas which is lined with tall fencing for added privacy.

Additional noteworthy features include a HIVE central heating system and a partially boarded loft for additional storage needs.

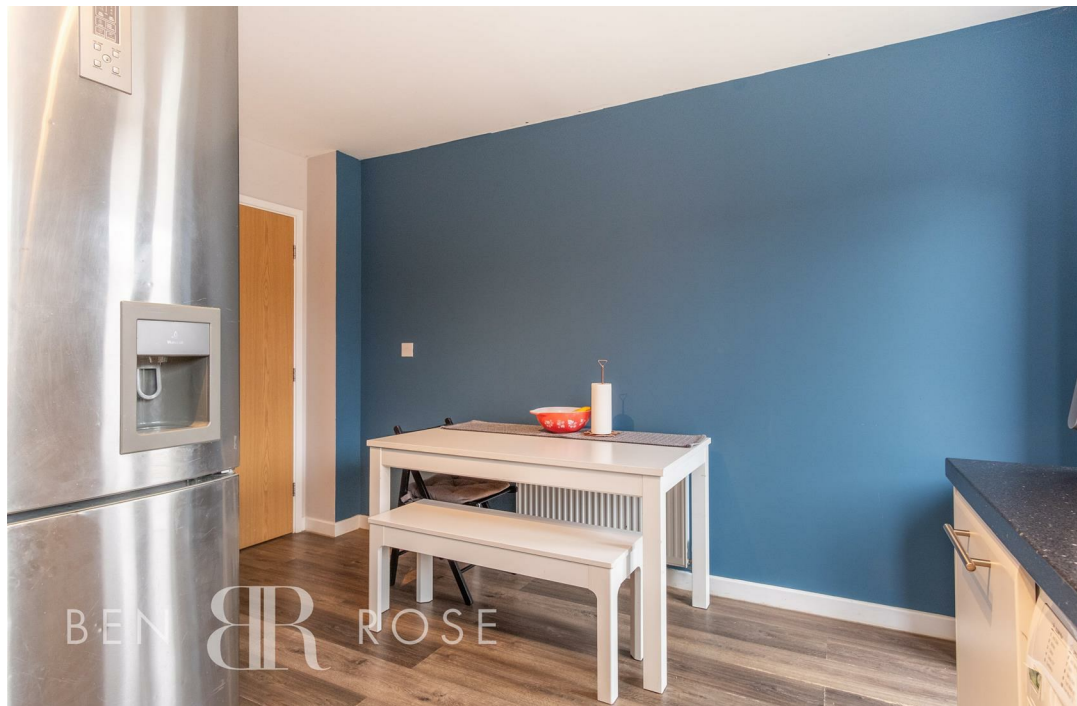


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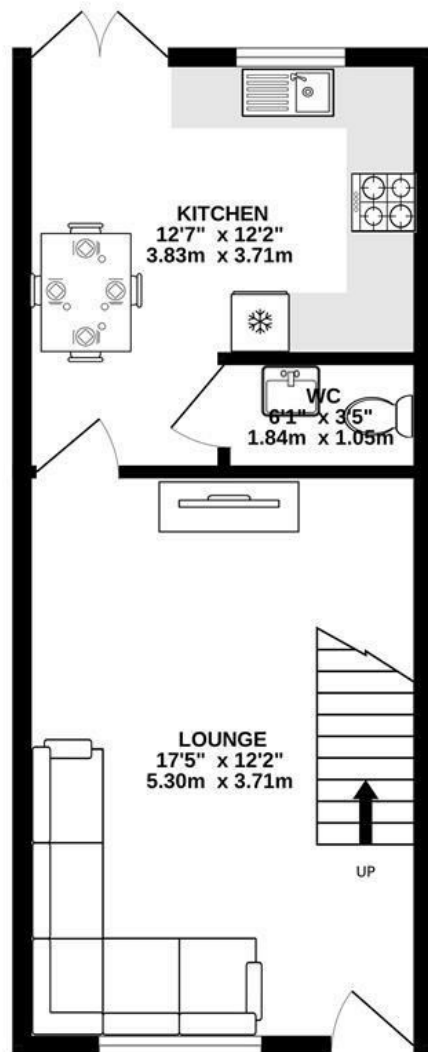




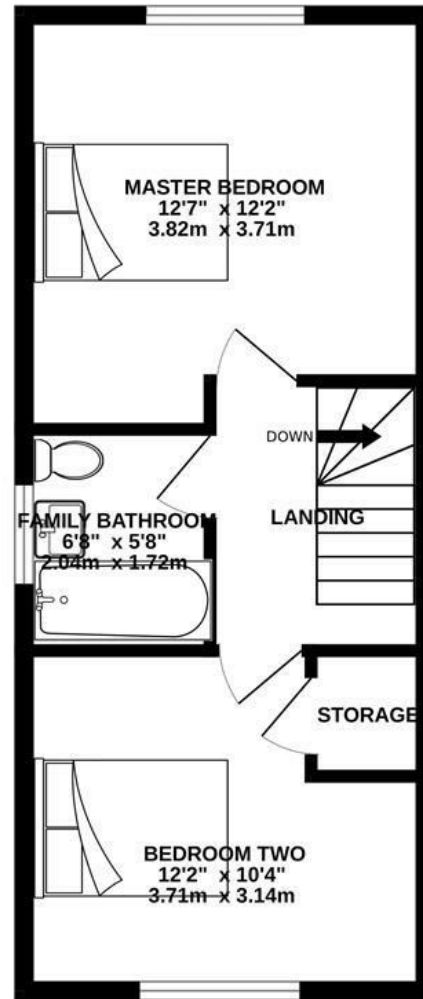


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GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.

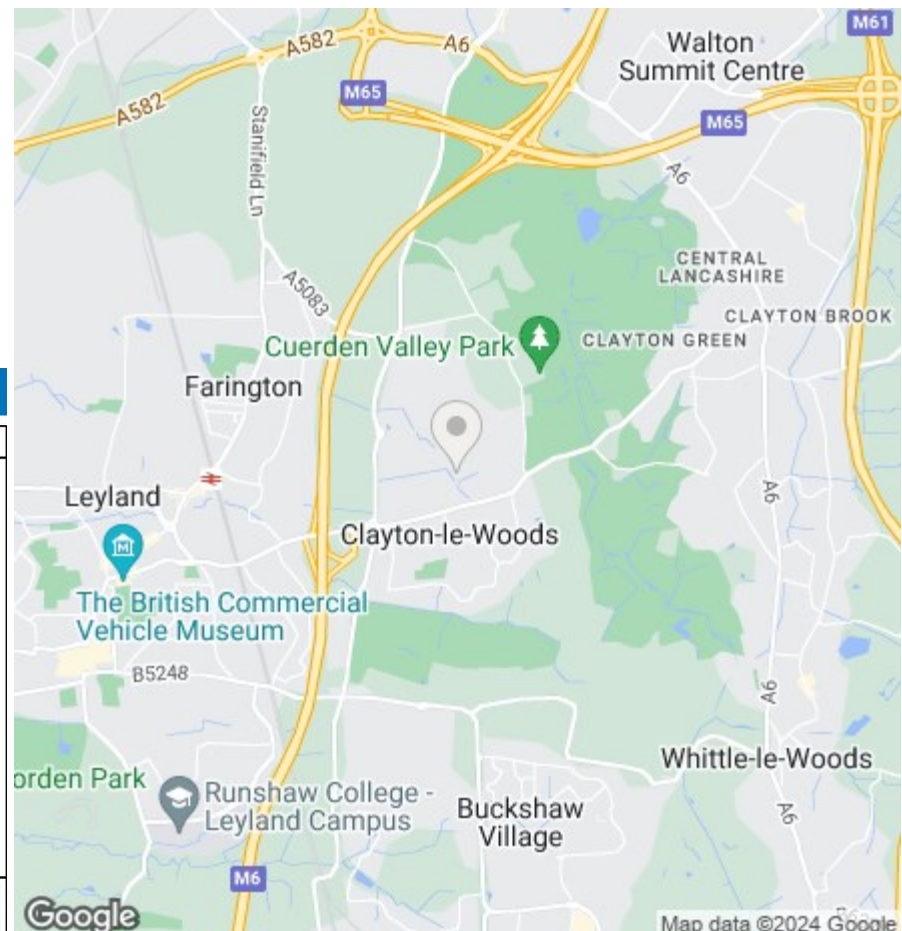


TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

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		
(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 (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	