



Wentwood Crescent, Clayton-Le-Woods

Offers Over £330,000

Ben Rose Estate Agents are excited to introduce this delightful three-bedroom detached property, located within a desirable new development in Clayton-Le-Woods. Its ideal positioning provides superb access to a range of shops, schools and amenities and access the M6, M61, and M65 motorways, making cities like Preston, Bolton, and Manchester easily reachable. Additionally, the nearby train station offers a convenient option for commuting via rail.

This impressive home boasts a spacious interior, starting with a welcoming entrance hall that leads to the majority of the ground floor rooms. The elegant front lounge is filled with natural light thanks to its stunning bay window and features a modern electric fireplace set within a stylish media wall—perfect for creating a relaxing ambiance. Towards the rear of the home is the open-plan kitchen and dining area, complete with contemporary fittings and integrated appliances such as a fridge/freezer, hob, oven, and dishwasher. This space comfortably accommodates a family-sized dining table and offers direct access to the large garden via a set of patio doors, ideal for both everyday living and entertaining. A separate utility room and a conveniently placed WC complete the ground floor layout.

Upstairs, the property features three generously sized bedrooms. The master bedroom includes fitted wardrobes and a private en-suite with a modern three-piece suite. The second bedroom is spacious and bright, while the second bedroom offers a versatile walk-in wardrobe that can also function as a study or dressing room. The family bathroom is fitted with a three-piece suite and an over-the-bath shower, completing the upper floor.

Externally, the home offers a double driveway with parking for two cars. The single integrated garage is equipped with both electricity and lighting, adding extra convenience. The rear garden is large and well-kept, featuring lawn and patio and is not directly overlooked by neighbouring properties.



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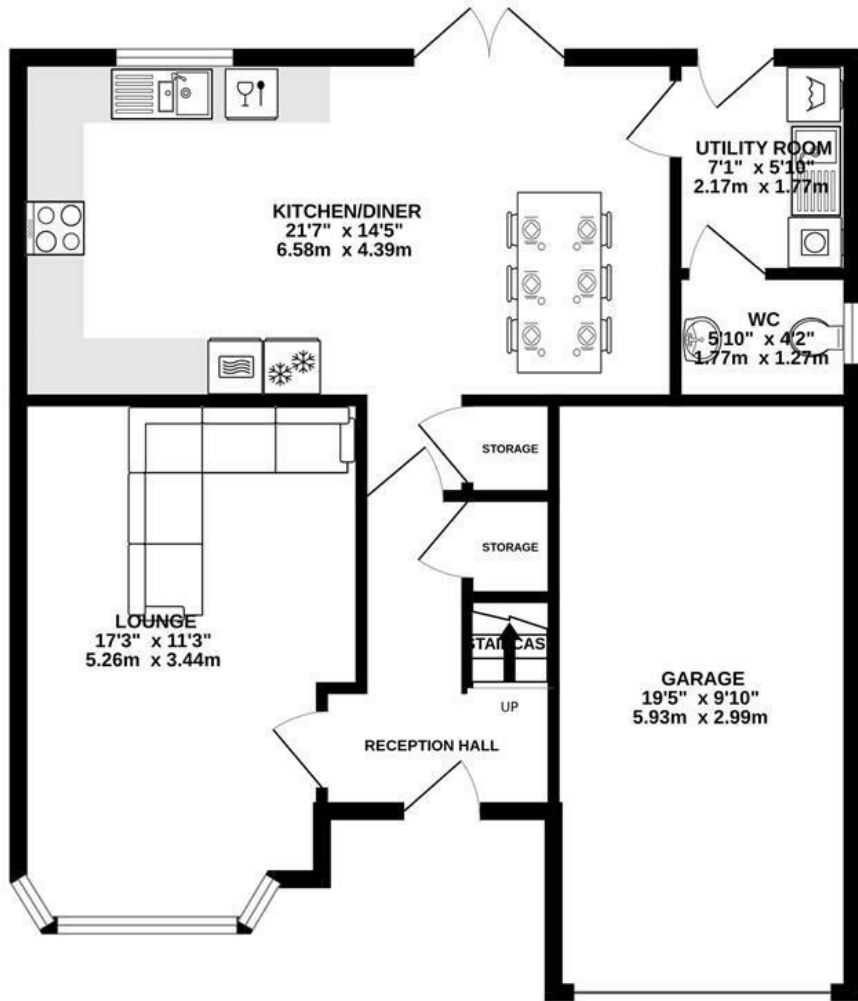
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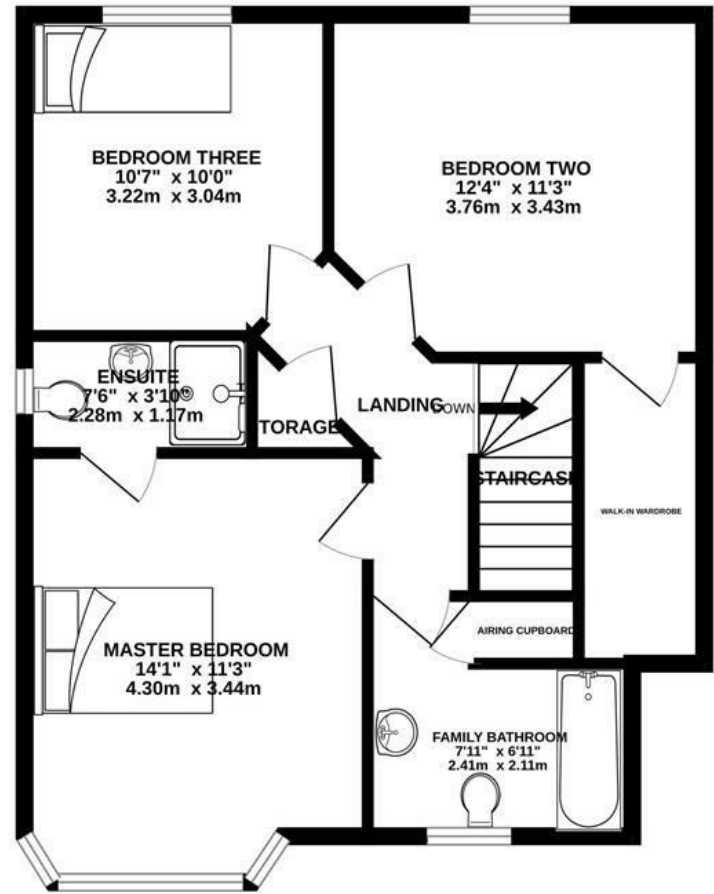
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GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.

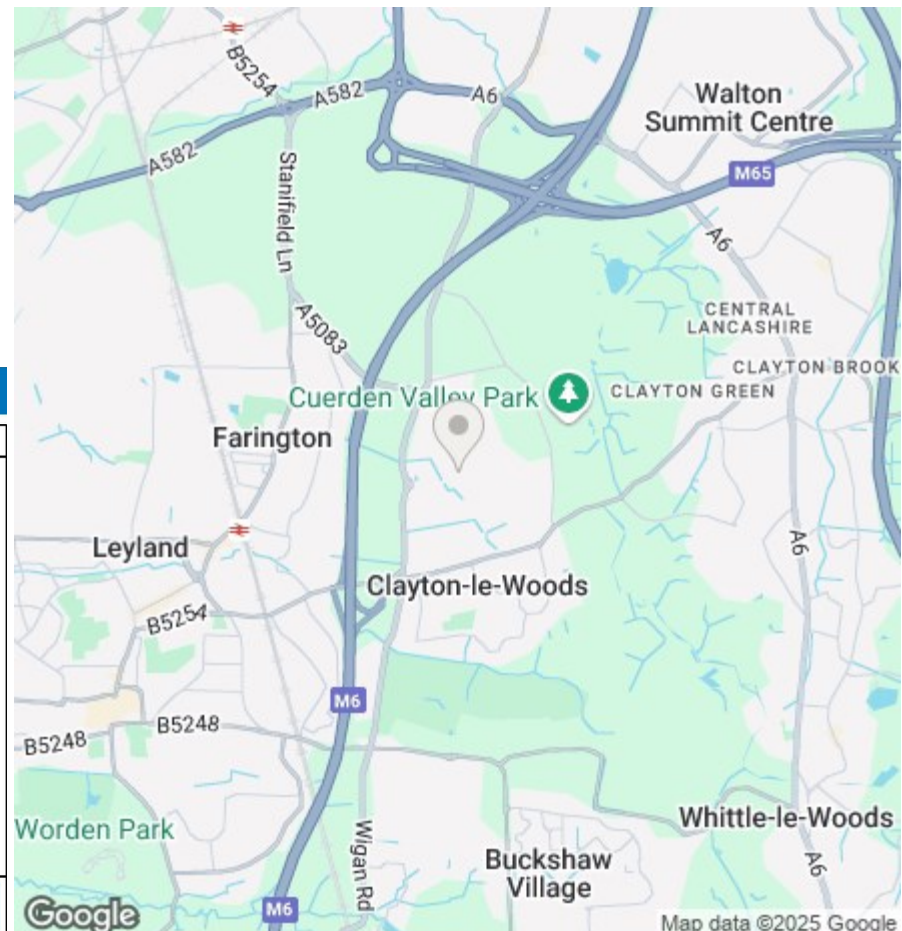


TOTAL FLOOR AREA : 1372 sq.ft. (127.4 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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	