



Black Croft, Clayton-Le-Woods, Chorley

Offers Over £74,995

Ben Rose Estate Agents are pleased to present to market this charming 1-bedroom ground floor property situated in a popular residential area in Chorley. Nestled within a friendly neighbourhood, this home offers a comfortable living experience with its convenient location and attractive surroundings.

Stepping into the home, you are greeted by a welcoming porch, which allows access to the majority of rooms. The large lounge, located to the front of the home, can comfortably accommodate a three piece sofa set and small dining table, making it perfect for relaxation and entertaining. Moving through you'll enter the good-sized kitchen, offering ample worktops space and plenty of room for freestanding appliances. The lounge also features a large storage cupboard, and adjacent to the bathroom, lies an additional airing cupboard adding further practicality to this home. The bedroom, located towards the rear, is sufficient in its size and will comfortably accommodate a double bed and furnishings. Completing the ground floor is the three piece family bathroom, which has been adapted with an open shower and hand rail.

A driveway to the front of the property comfortably accommodates two cars with space along the drive to add a personal touch in plants and shrubberies. Just off the porch lies a, small outbuilding providing additional storage options. Moreover, this property has been thoughtfully adapted to be accessible for the elderly or those with limited mobility and gas central heating throughout ensures a cozy and welcoming atmosphere all year round. It is also worth noting that all internal doors are solid wood.

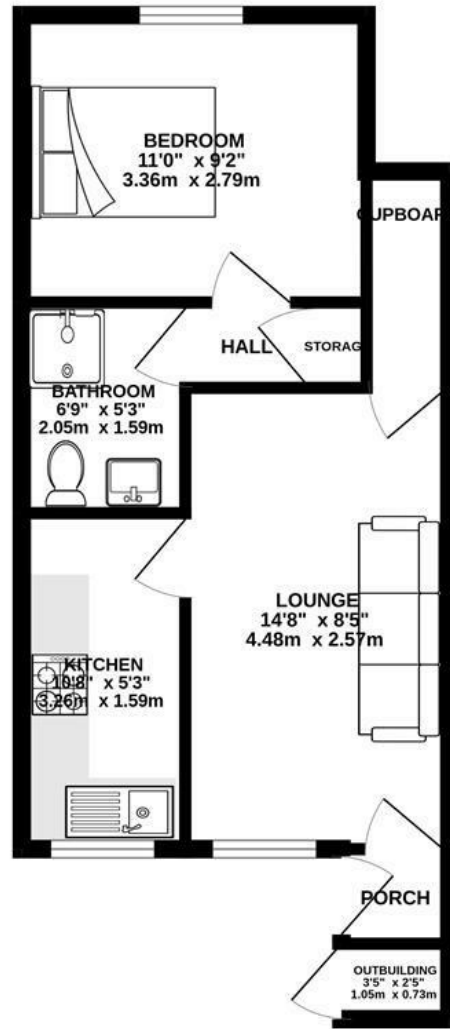
In summary, this 1-bedroom ground floor property in Chorley is a wonderful opportunity to embrace a comfortable and convenient lifestyle. Its desirable location, ample storage options, accessible features, and attractive exterior make it a true gem. Don't miss the chance to make this lovely property your own.





BEN ROSE

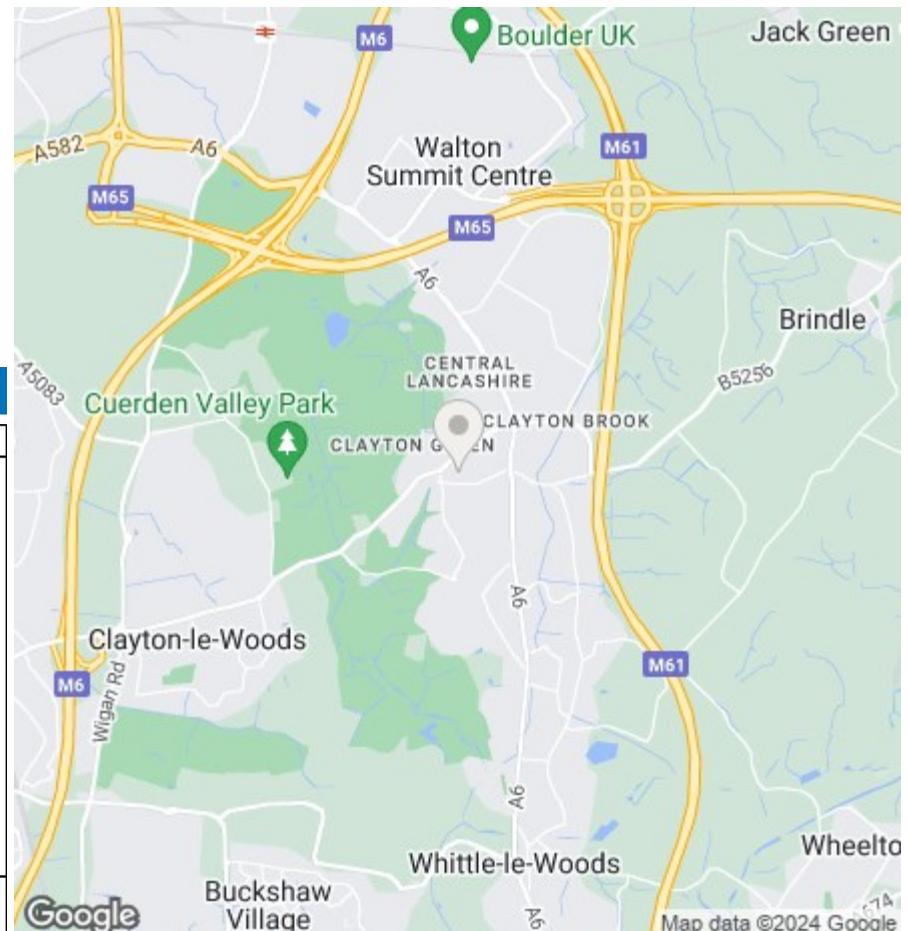
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 368 sq.ft. (34.2 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	76	77
(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	