



Lostock Meadow, Clayton-Le-Woods, Chorley

Offers Over £264,995

Part Exchange Considered Ben Rose Estate Agents are pleased to present to the market this delightful three-bedroom, detached property located in the sought-after village of Clayton Le Woods, Chorley. Fully refurbished throughout and nestled in a picturesque setting, this home offers a perfect blend of modern comfort and tranquillity, with easy access to nearby amenities and excellent travel links. The village's friendly atmosphere, coupled with its proximity to the M61 and M6, makes it an ideal location for families and commuters alike.

Stepping into the ground floor, you are welcomed into a warm and inviting porch, providing access to the spacious lounge/diner. The lounge boasts ample space and receives an abundance of light from both the front and the rear, complete with a cosy fireplace and enough room for a three-piece sofa set. Connected in an open plan layout, the dining area offers plenty of space for a large family dining table and allows seamless access to the garden through a set of double doors. The ground floor also accommodates a convenient WC, staircase, and a modern kitchen featuring ample worktops and integrated appliances, including an induction hob/oven. The kitchen also offers space for freestanding appliances and provides direct access to the garden, making it perfect for entertaining. Also found off the hall is integral access to the garage.

Ascending to the first floor, you will find three well-proportioned bedrooms, two of which comfortably fit double beds, while the third bedroom is versatile and ideal for a home office or study and can comfortably fit a single bed. The master bedroom also benefits from a modern three piece ensuite with stand in shower.

The first floor is completed with a modern three-piece family bathroom featuring a bath and over the bath shower, with additional integrated storage can be found just off the landing, ensuring there is enough space to keep your belongings organized.

Outside, the property boasts an inviting exterior. The driveway can accommodate two cars comfortably, and the newly fitted electric garage door provides secure parking and additional storage space. To the rear, the westerly garden is of good size and primarily lawned, offering ample space for outdoor activities. A delightful patio area provides the perfect spot for outdoor seating, creating a lovely space to relax and enjoy the outdoors.

This wonderful home also benefits from new windows throughout, ensuring energy efficiency and a modern look. Nature enthusiasts will appreciate the proximity to Cuerden Valley, offering fantastic walks and beautiful scenery right at your doorstep.

In summary, this delightful three-bedroom, detached property in Clayton Le Woods offers a fantastic opportunity for a comfortable and convenient lifestyle. With its excellent travel links, nearby amenities, and appealing features both inside and out, this home truly captures the essence of modern living in a peaceful village setting. Don't miss the chance to make this lovely property your new home.













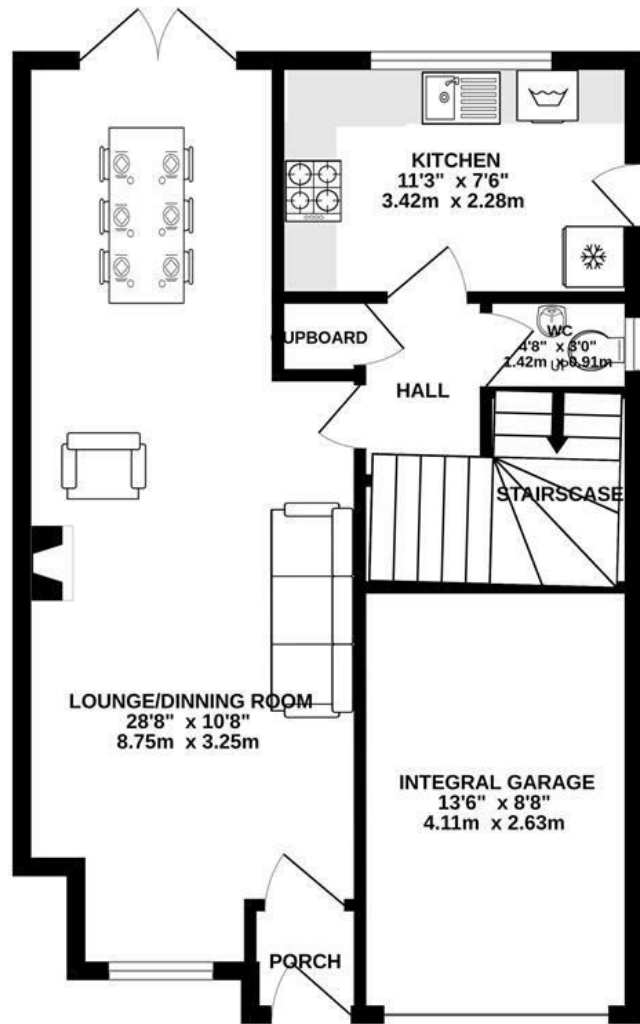




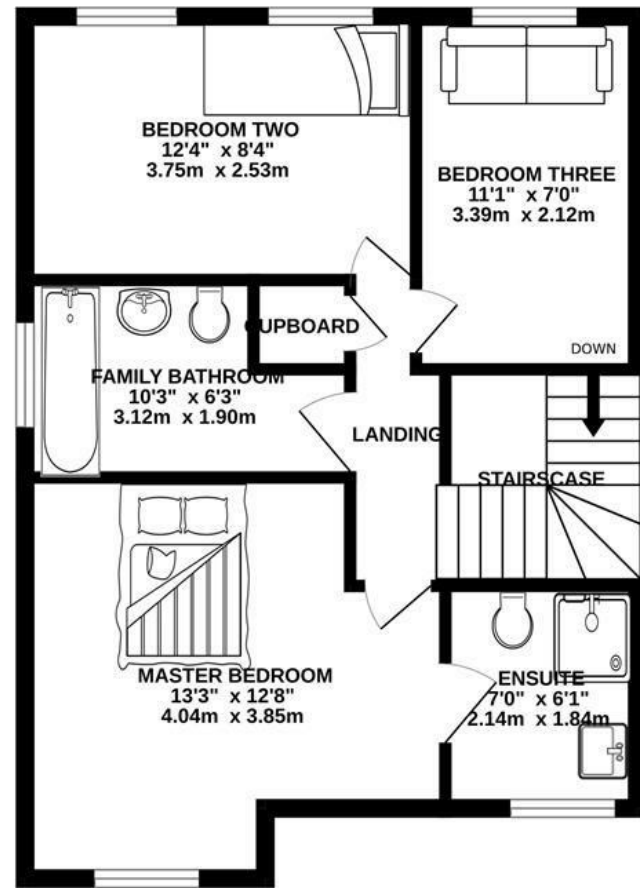




GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.

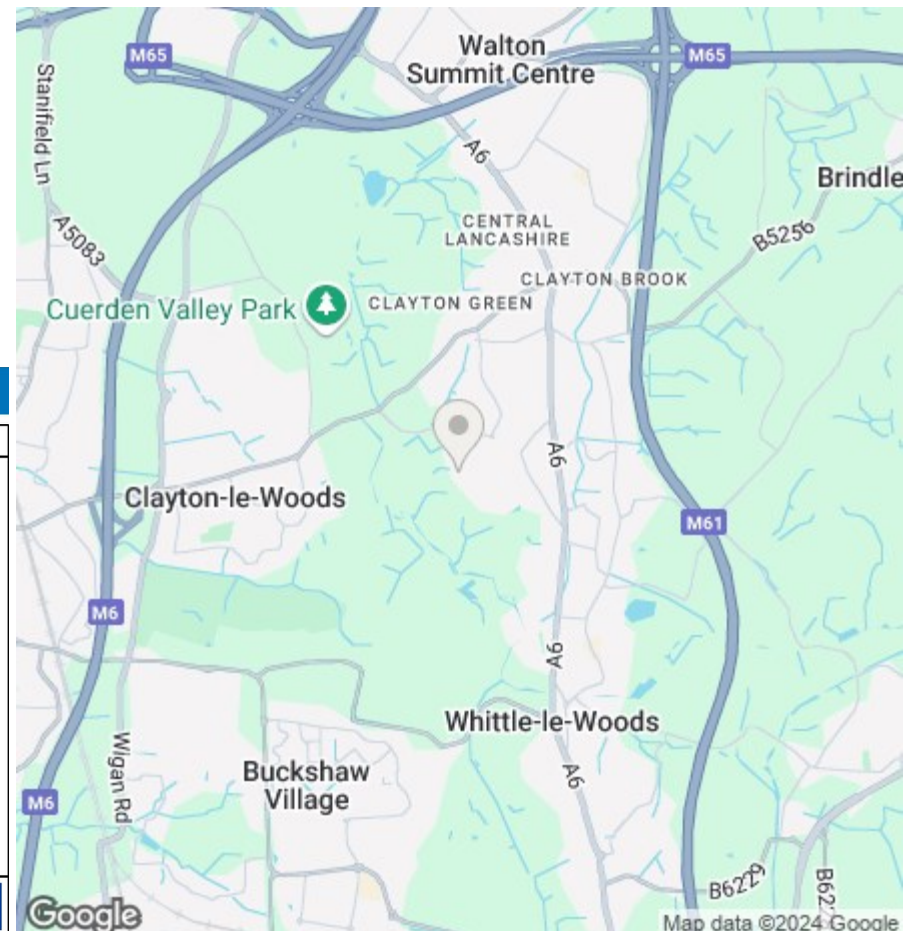


TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

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		83
(69-80) C		
(55-68) D	60	
(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	