



## **Fir Tree Grove, Clayton-Le-Woods, Chorley**

**Offers Over £349,995**

Ben Rose Estate Agents are delighted to present to market this beautifully presented four-bedroom freehold detached property, situated on a quiet cul-de-sac in the sought-after area of Clayton-Le-Woods. This would be an ideal family home, offering ample space throughout. The property is situated just a short drive from Chorley town centre and its excellent local schools, supermarkets, and amenities, with fantastic travel links via the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid any potential disappointment.

Upon entering the property, you are welcomed into the reception hall which provides access to all ground floor rooms and houses the stairs to the upper level. To the right, you will find the modern kitchen/diner, which spans the full length of the property and offers dual aspect views to the front and rear. The kitchen features modern wall and base units with complementary work surfaces, as well as integrated fridge, freezer, oven, hob, and dishwasher. The dining area provides ample space for a large family dining table, and there is access to the side of the property via a single door. Continuing through, you will find the spacious lounge at the rear of the property, which opens up to the garden via double patio doors. The ground floor is completed by a convenient WC and a separate utility room, which features a sink and additional space for freestanding appliances.

Moving upstairs, you will find four well-proportioned double bedrooms, with the master bedroom benefiting from an ensuite shower room. An additional storage room can be found on the landing, and the four-piece family bathroom completes this floor.

The property also benefits from a boarded loft with electricity and convenient pull-down ladder access. Additional features include Hive smart heating, high-speed fibre broadband, a full alarm system, and a Ring doorbell.

Externally, the front of the property boasts a private driveway providing off-road parking for up to four vehicles. The attached garage is equipped with electricity and offers additional storage space. At the rear, there is a beautiful secluded garden with a paved patio and raised decking area, a well-maintained lawn, and established borders. The garden benefits from hot and cold water taps, as well as outdoor plugs on both sides.





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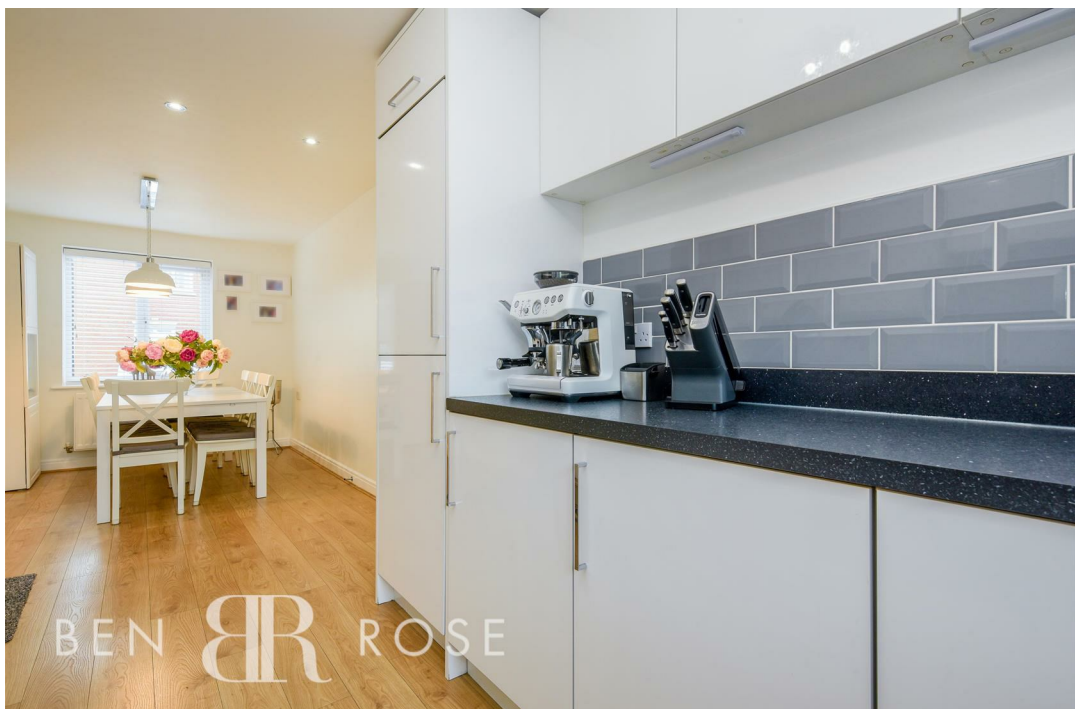


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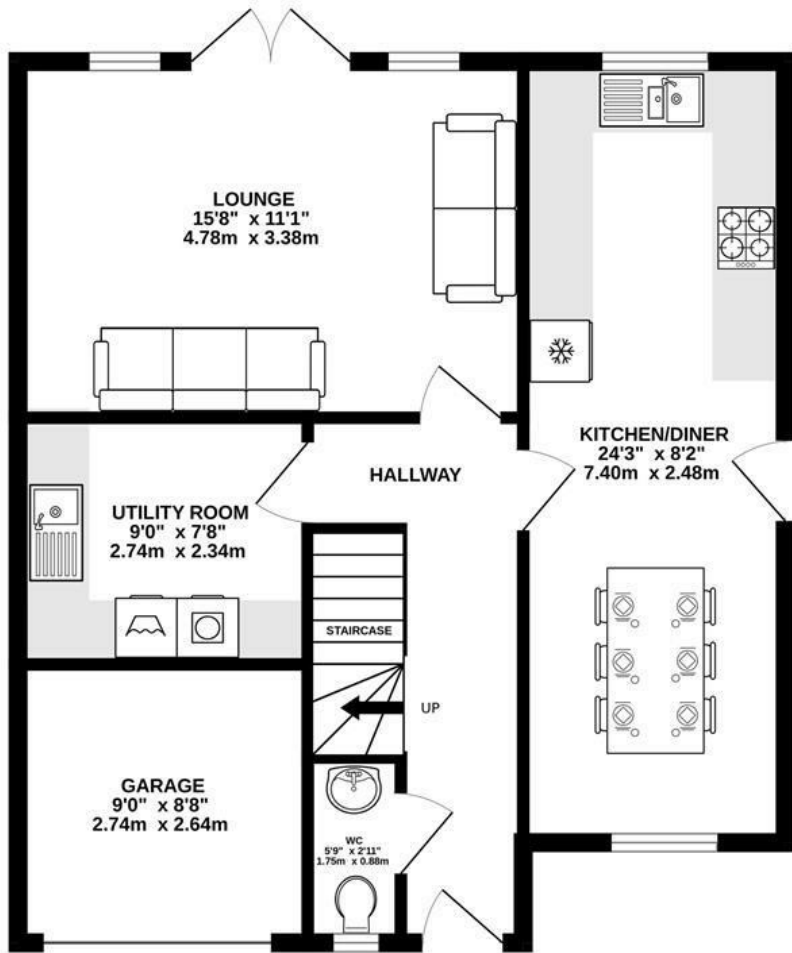
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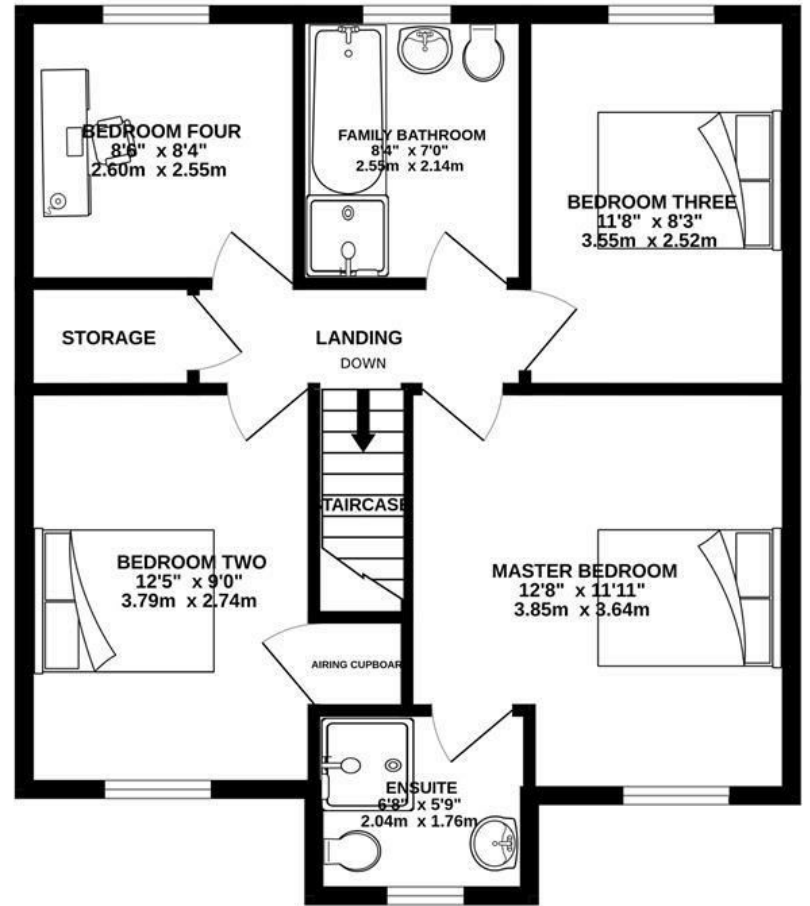




GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.

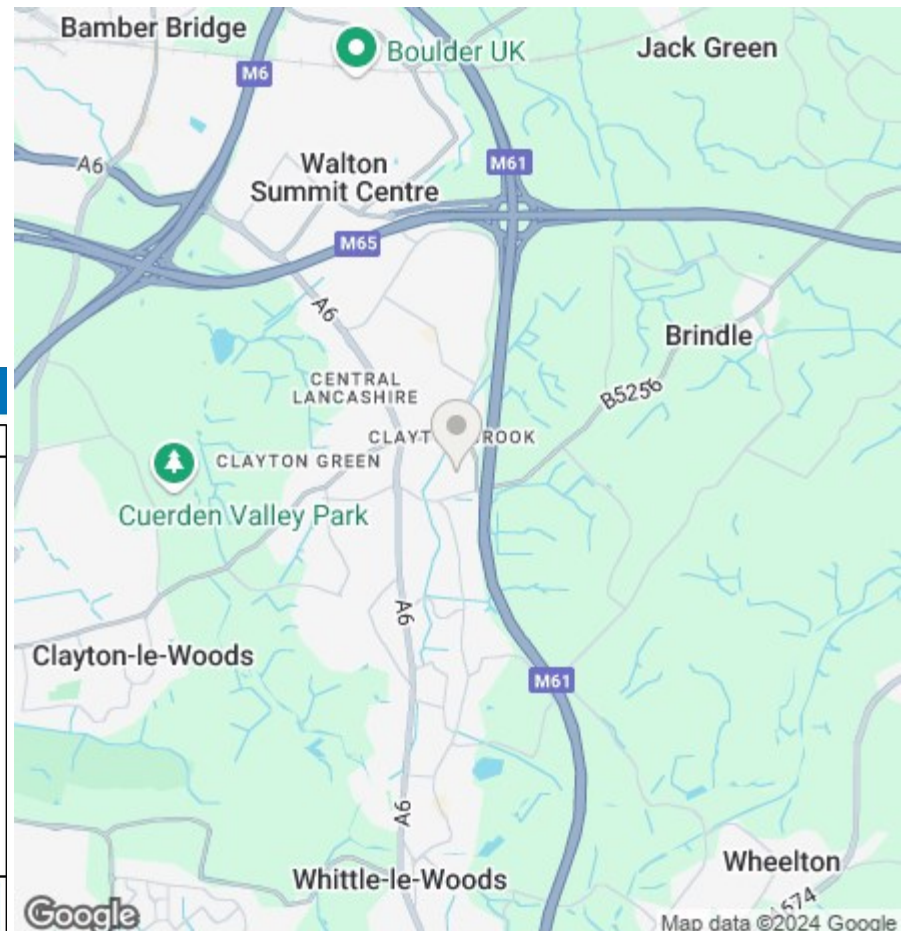


TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.

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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	