



Holly Close, Clayton-Le-Woods, Chorley

Offers Over £339,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three bedroom, detached property situated in a sought after residential area of Clayton-Le-Woods. This would be an ideal family home offering an ample amount of space throughout. The property is situated only a short drive from Chorley's town centre and its superb local schools, supermarkets and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you find yourself in the welcoming entrance hallway, which houses the stairs to the upper level and a convenient WC. Across the hall, you enter the spacious lounge, benefiting from dual-aspect windows and double patio doors leading out to the rear garden. Continuing through, you reach the dining room, which offers ample space for a large family dining table and provides access to the convenient under-stairs storage. From here, you find the modern fitted kitchen, featuring sleek wall and base units with all integrated appliances. A single door from the kitchen allows access to the side of the property. Completing the ground floor is a versatile family room, which could be utilized as an office, playroom, or additional sitting room.

Moving upstairs, you find three well-proportioned double bedrooms. Both the master and the third bedroom benefit from integrated storage, and the master bedroom also boasts an ensuite shower room. The newly fitted three-piece family bathroom, with an over-the-bath shower, completes this floor.

The loft is fully boarded with lighting and is accessible via a convenient pull-down ladder.

Externally, the front of the property features a sizable paved driveway, providing off-road parking for multiple vehicles. There is an additional double driveway to the side of the property where the detached garage is located. The garage is plumbed, has electricity, and is divided into a main garage area with a convenient storage area at the rear. The generously sized rear garden features a newly installed AstroTurf lawn with paved patio areas, perfect for entertaining or relaxing. The home and garage are fully alarmed with external CCTV cameras, adding security.

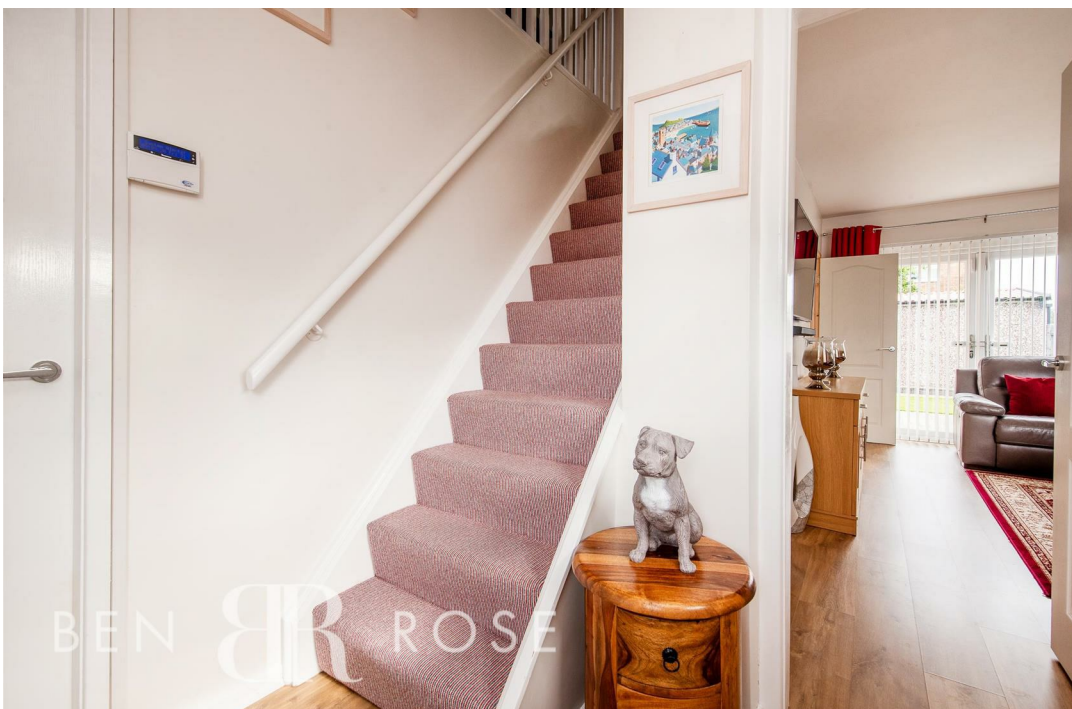


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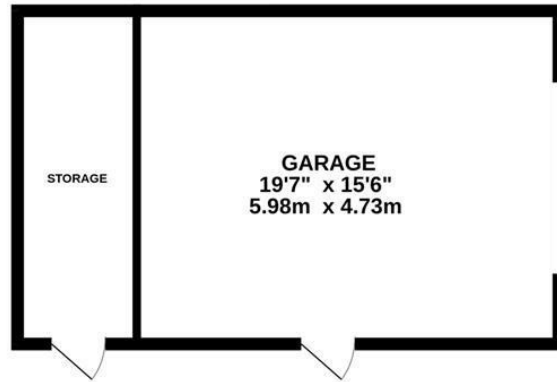
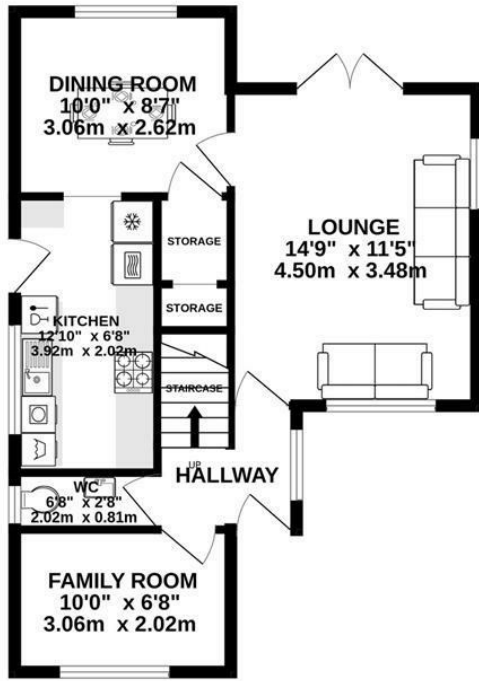




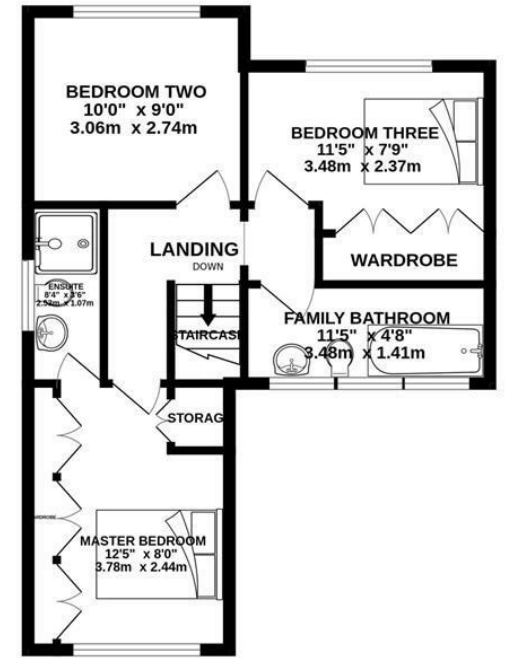




GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.

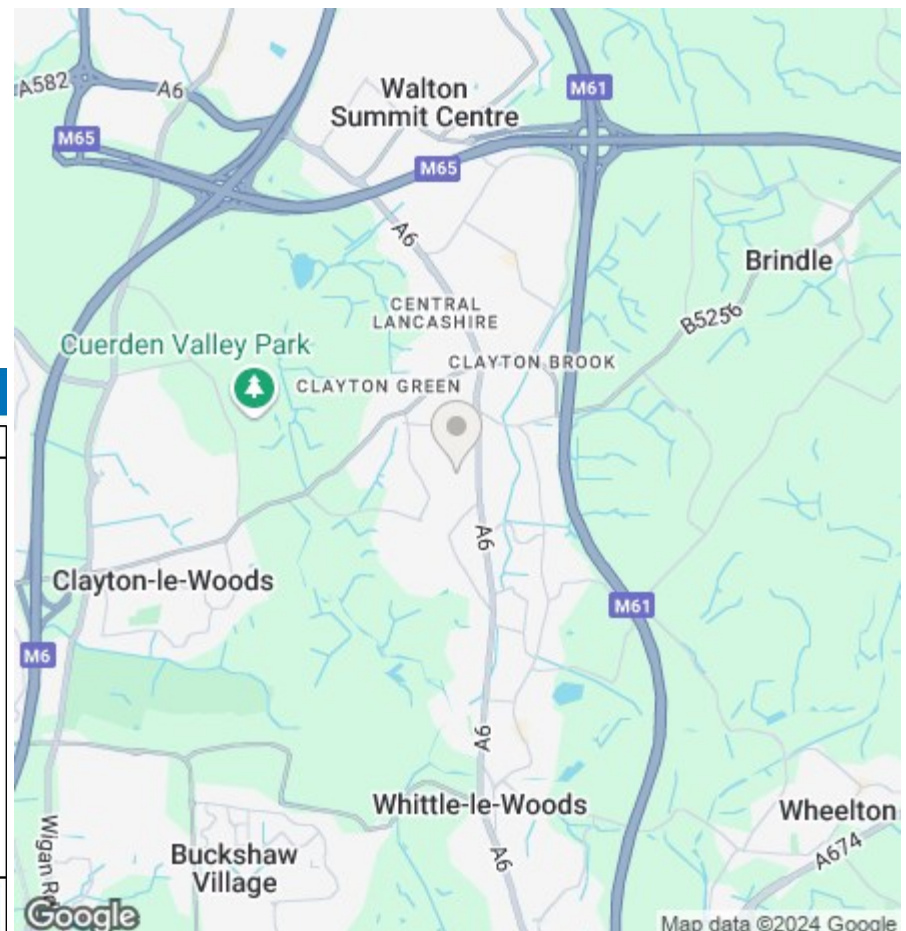


TOTAL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) approx.

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) 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	81

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	