



Pear Tree Road, Clayton-Le-Woods, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom detached bungalow, situated on a quiet cul-de-sac in the sought-after area of Clayton-le-Woods. The property is ideally placed only a short drive to both the towns of Leyland and Chorley and it benefits from excellent local schools, supermarkets, and amenities nearby. Additionally, there are fantastic travel links via nearby bus routes and the M6 and M61 motorways. Early viewing is highly recommended to avoid potential disappointment.

Stepping into the property, you will find yourself in a bright and welcoming entrance hall. To the right is the spacious lounge, featuring a gas fireplace and dual-aspect windows overlooking the front and rear. Continuing through, you will find the kitchen with traditional wooden cabinets and ample space for freestanding appliances. The rear garden can be accessed from here via a single door.

The home boasts three well-proportioned double bedrooms, with the master and bedroom three benefiting from integrated storage. Bedroom two is currently utilized as a dining room, adding versatility to the layout of the home. Completing the interior is a three-piece family bathroom with an over-the-bath shower.

Externally, the front of the property features a well-maintained lawn garden alongside a paved driveway, offering off-road parking for multiple vehicles. The driveway leads to an attached garage accessible via an up-and-over door at the front and a single door at the rear. The garage is equipped with power and has recently had two side windows installed. To the rear is a beautiful garden space, primarily laid to lawn with established borders and a greenhouse, perfect for enjoying the outdoors.











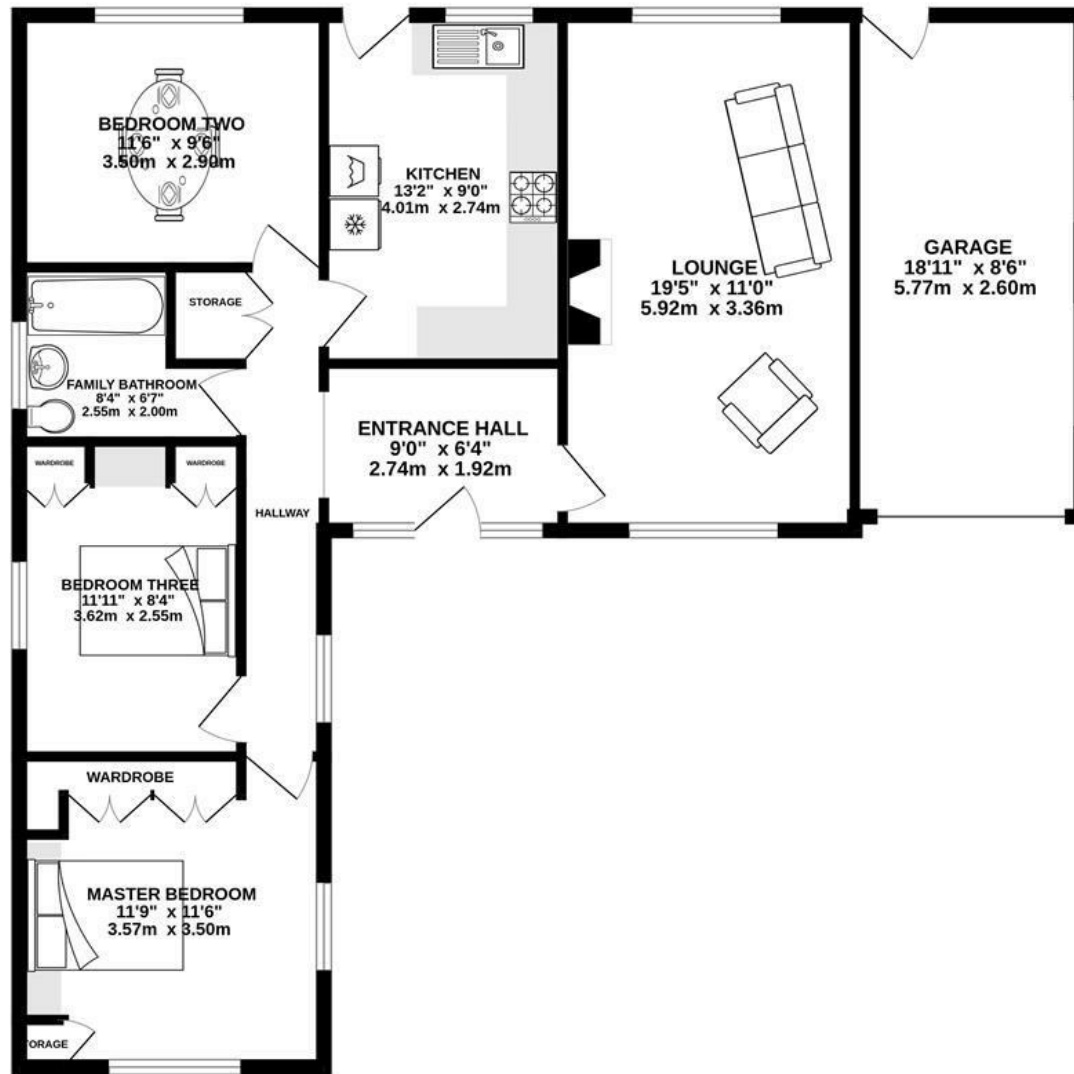
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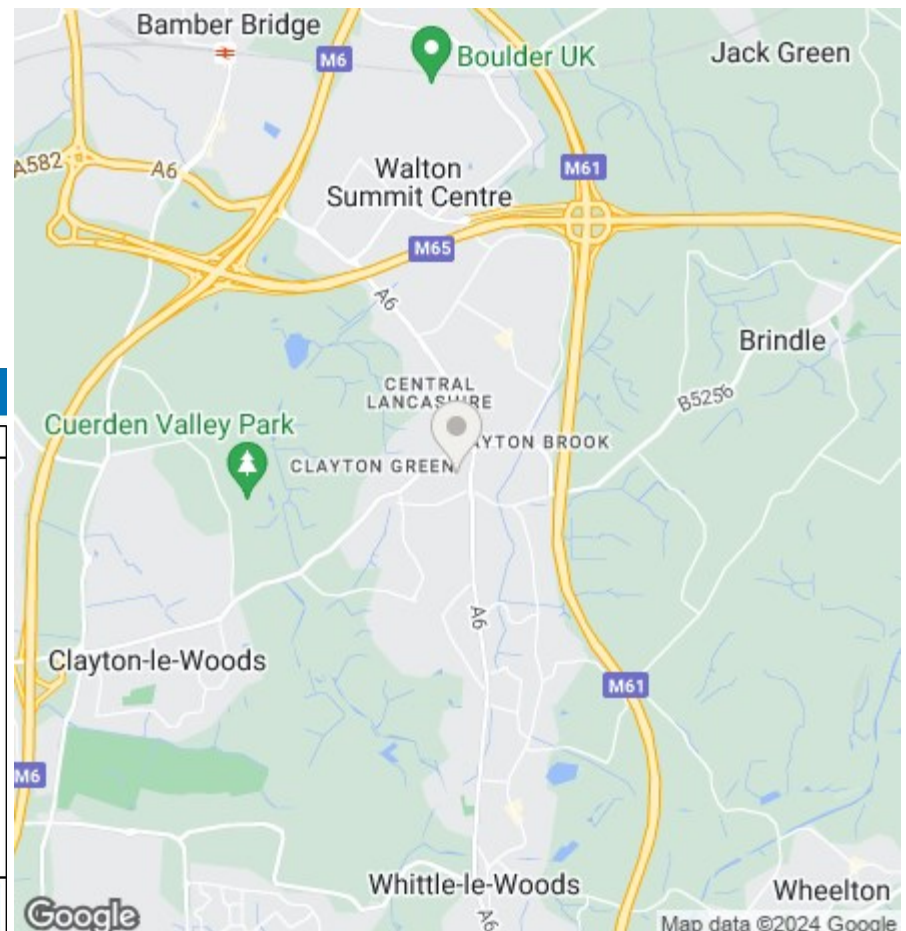
GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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		49	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		