



## **Fiddler's Lane, Clayton-Le-Woods**

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market this charming, extended two-bedroom semi-detached bungalow located in the desirable area of Clayton-le-Woods. This lovely home offers a comfortable living space with stunning views from the rear, perfect for those seeking a peaceful setting. The property is conveniently situated close to local amenities, including shops and schools, with excellent travel links nearby, providing easy access to surrounding towns and cities.

As you enter the property, you are welcomed into a bright and inviting hallway. The spacious lounge at the front of the home features a large bay window, allowing plenty of natural light to fill the room. Moving towards the rear, the kitchen/diner impresses with its generous size, enhanced by Velux windows and French doors that open out to the rear garden, creating a perfect space for both cooking and dining. The ground floor also offers two well-proportioned bedrooms, with the master bedroom including built-in storage. A modern shower room with a toilet, sink, and shower, along with a practical airing cupboard, completes the ground floor layout.

The exterior of the property is equally appealing. The driveway provides ample parking for multiple cars and leads to a garage, offering additional storage or secure parking. The front garden is well-maintained, adding to the home's curb appeal. At the rear, the garden offers breath-taking views and provides a tranquil space for relaxation, with plenty of room for outdoor activities or gardening enthusiasts.

In summary, this delightful bungalow combines comfort, convenience, and picturesque surroundings, making it an ideal home for those looking to enjoy the best of Clayton-le-Woods.











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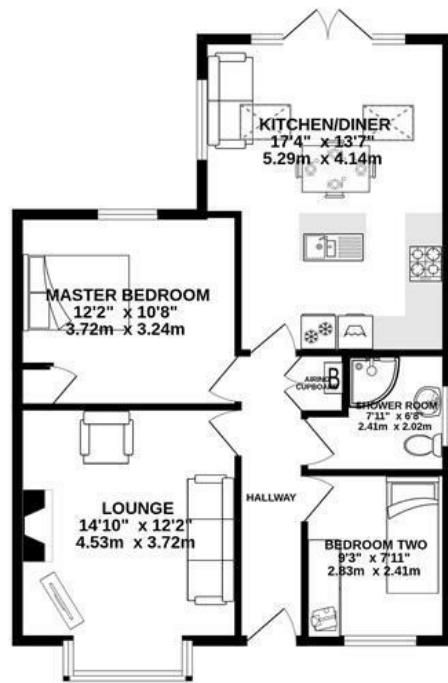






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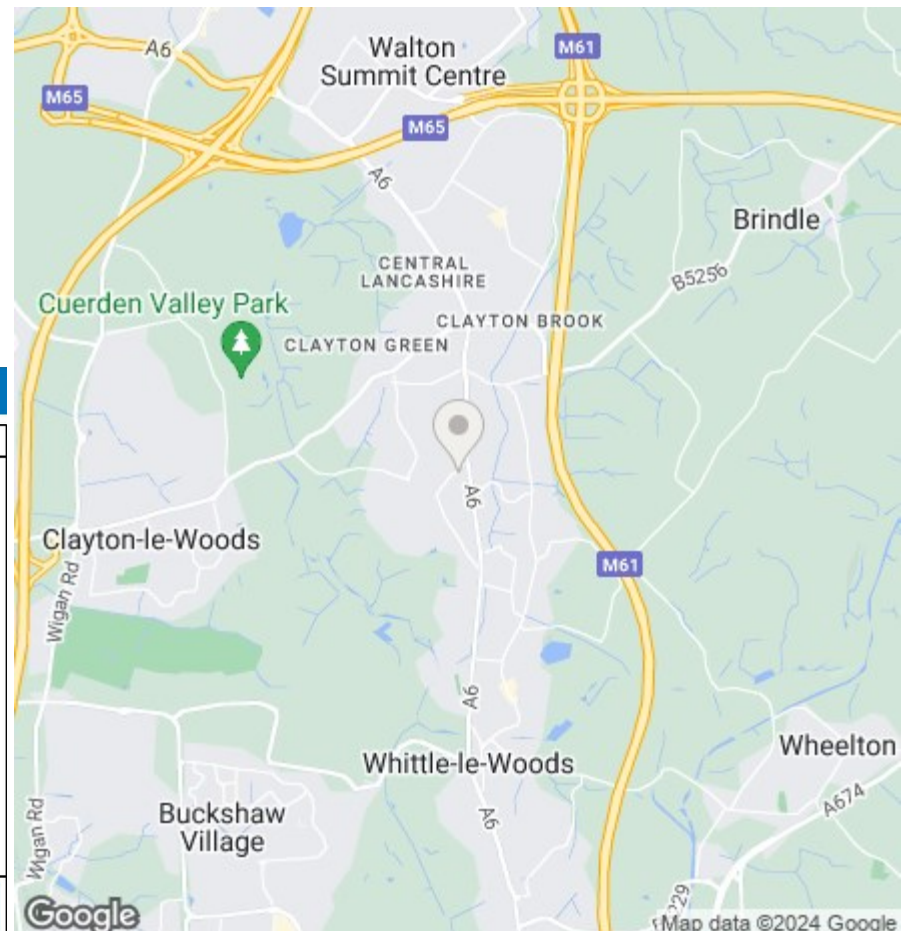
GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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) <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 energy efficient - higher running costs		
	<b>64</b>	<b>84</b>
<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	