



Pingle Croft, Clayton-Le-Woods, Chorley

Offers Over £99,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom ground floor flat located in the desirable area of Clayton le Woods, Lancashire. Nestled in a peaceful residential setting, this property offers a fantastic opportunity for those looking for a project. The flat is conveniently located near local amenities, including shops, cafes, and schools. Transport links are excellent, with easy access to the M61 motorway and nearby train stations providing quick connections to larger towns and cities.

Stepping inside, you enter through a porch area that leads into the entrance hallway, from which most of the rooms are accessed. The spacious master bedroom, located at the front of the property offers ample storage space. Opposite the master is the second bedroom, which is also a good size, offering versatility for guests or a home office. Additionally, there's a handy office space next to the second bedroom, as well as extra storage off the main hallway. The family bathroom is conveniently situated off the hallway, providing easy access for both bedrooms.

At the rear of the property, you'll find the lounge and kitchen, which overlook the secluded garden. This spacious area is filled with potential and is in need of modernization, making it an excellent project property for those looking to put their personal stamp on it. With ample space for comfortable seating and dining, this room is perfect for entertaining family and friends while enjoying views of the garden.

Externally, to the rear of the property, is a sizeable garden, lined with mature trees that offer privacy and tranquillity. This outdoor space provides a wonderful opportunity for gardening enthusiasts or anyone looking to create a peaceful retreat. The property also benefits from an allocated parking space for added convenience.

This ground floor flat presents an exciting opportunity to create a beautiful home tailored to your preferences, all within a desirable location, viewing is encouraged at your earliest convenience.



BEN  ROSE



BEN  ROSE









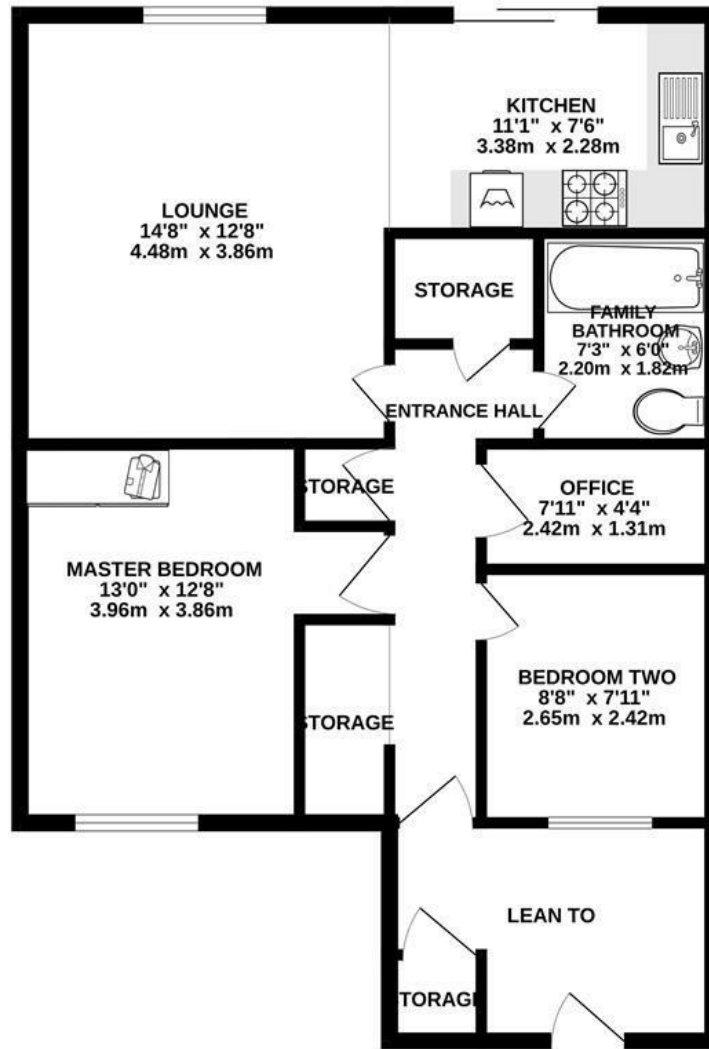
BEN  ROSE



BEN  ROSE



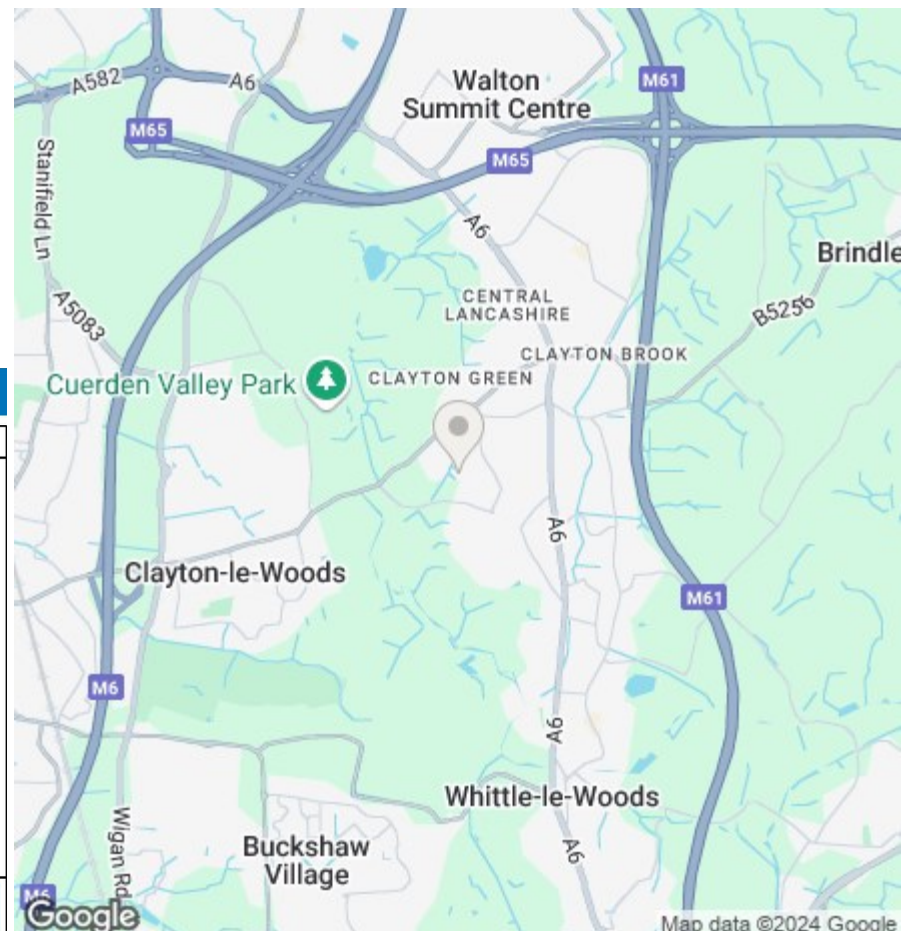
GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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.
Made with Metropix ©2024



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		69	79
(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		

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		