



**Ashdown Drive, Clayton-Le-Woods, Chorley**

**Offers Over £168,000**

\* Selling at 80% of market value, as part of the Chorley Low Cost Home Ownership scheme - follow the link for more information and how to see that you meet the criteria \*

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached home located in a desirable cul-de-sac in Clayton-le-Woods, Lancashire. This potential project house is being marketed with NO ONWARDS CHAIN, and offers an excellent opportunity for first-time buyers to add their personal touch to create a dream family home. Positioned in a sought-after area, the property benefits from convenient access to nearby towns such as Leyland and Chorley, as well as excellent travel links. The M6 and M61 motorways are just a short drive away, providing easy commutes to Preston, Manchester, and beyond. Additionally, local amenities, schools, and leisure facilities are all within close proximity, making it an ideal location for families.

Upon entering the home, you are greeted by a welcoming entrance hall, complete with a convenient WC. The spacious front lounge boasts a feature fireplace, creating a cozy focal point for the room. From here, the dining room flows seamlessly into both the kitchen and the bright conservatory, offering a versatile space for entertaining. The kitchen features an integrated oven and provides ample room for freestanding appliances, while the conservatory at the rear of the property offers a light-filled space with views of the garden.

Moving upstairs, the first floor comprises three generously sized bedrooms, providing ample accommodation for a growing family. The master bedroom benefits from its own three-piece en-suite shower room, offering added privacy and convenience. Completing the upper floor is a three-piece family bathroom, which includes an over-the-bath shower.

Externally, the home features a driveway at the front with space for two cars, along with a neatly maintained front lawn. To the rear, you'll find a good-sized garden with both lawn and patio areas, providing the perfect outdoor space for relaxation or entertaining.

This property offers an exciting opportunity to create a wonderful family home in a fantastic location. Don't miss out on the chance to make it your own!





















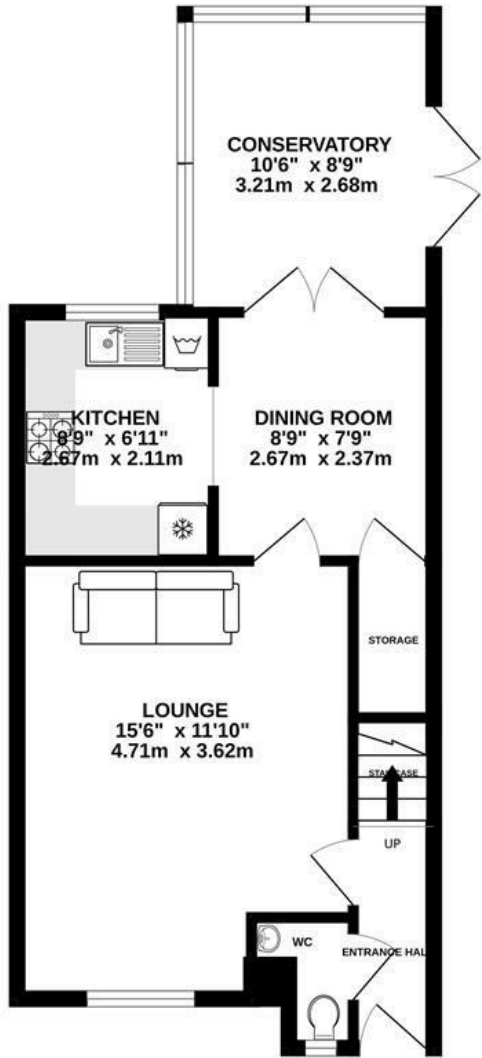




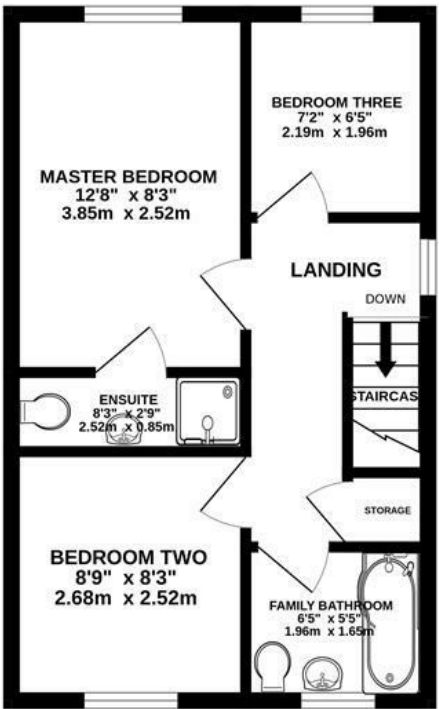


# BEN ROSE

GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.




TOTAL FLOOR AREA : 813 sq.ft. (75.5 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

