



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £169,995

Ben Rose Estate Agents are delighted to present this deceptively spacious three-bedroom mid-terrace property, located in the charming village of Clayton-Le-Woods. This home is perfect for first-time buyers or small families, offering generous living space throughout. Positioned on the boundary of Cuerden Valley, it provides easy access to scenic walks while being just a short drive from Chorley town centre, where excellent local schools, supermarkets, and amenities can be found. The property also benefits from fantastic travel connections, with nearby train stations and convenient access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering, the welcoming hallway leads through to the dining room, which is situated at the front of the property. This spacious area comfortably accommodates a large family dining table and is enhanced by a large front-facing window that fills the space with natural light. Moving through to the lounge, the generous room offers space for a three-piece sofa set and additional furnishings, while an under-stair storage cupboard provides extra practicality. Just off the dining room, the modern fitted kitchen features ample wall and base units along with an integrated hob and oven. A door from the kitchen leads out to the rear garden.

Upstairs, the property boasts three well-proportioned double bedrooms, providing ample space for growing families or those in need of a home office. The three-piece family bathroom is also located on this floor and includes a bath with an overhead shower.

Externally, the front of the property offers space for on-road parking. At the rear, the secluded, low-maintenance garden features a combination of paved and artificial lawned areas, creating an ideal outdoor space for relaxation. Additional outdoor storage is also available.







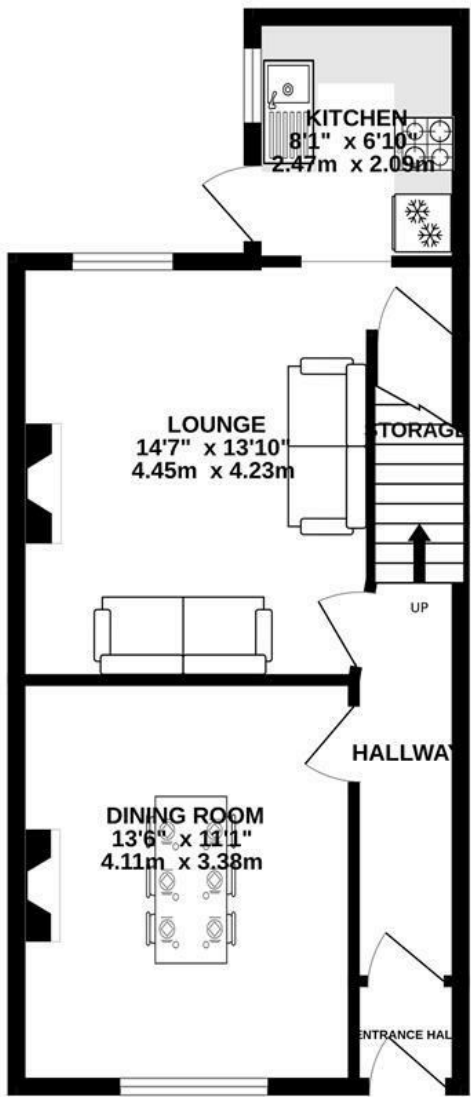




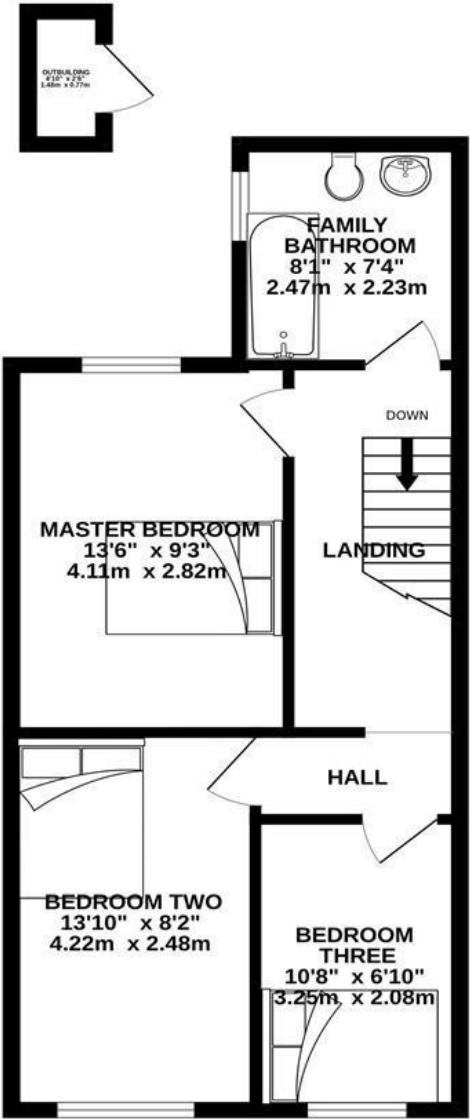


BEN ROSE

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.1 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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