



## **The Elms, Clayton-Le-Woods, Chorley**

**Offers Over £229,995**

Ben Rose Estate Agents are delighted to present this immaculately presented three-bedroom semi-detached home, situated in a highly sought-after in Clayton-Le-Woods. Ideal for families, the property enjoys a prime location with a variety of shops, restaurants, and essential amenities nearby. Outstanding transport links, including easy access to the M6, M61, and M65 motorways, provide quick connections to Preston, Bolton, and Manchester. Early viewing is highly recommended to avoid disappointment.

The ground floor welcomes you with a bright and airy reception hall featuring a downstairs WC. To the front of the house is the bright and practical kitchen with ample worktop space as well as built-in appliances including a hidden fridge freezer, sink, hob and oven. Situated at the rear is the bright and cosy lounge, easily accommodating a large sofa and a wall mounted TV in the media wall. There is also enough room to feature a dining table if desired. Double patio doors lead out into the garden and create a seamless transition to the garden while keeping the room flooded with natural light.

On the first floor, you'll discover three well-appointed bedrooms. The master bedroom and bedroom two are equipped with a practical inbuilt wardrobes. On this floor you will also find the three piece family bathroom with a clean, modern look, continuing the aesthetic of the rest of the house.

Externally, The rear garden captures plenty of light throughout the day, and is perfect for entertaining guests with its combination of decked and grassed areas. The property also features a detached garage ideal for parking or storage. There is also a driveway to the front and side offering more off the road parking. This home manages to combine comfort, luxury, and practicality, making it an ideal choice for small families of couples looking to live in the area.





















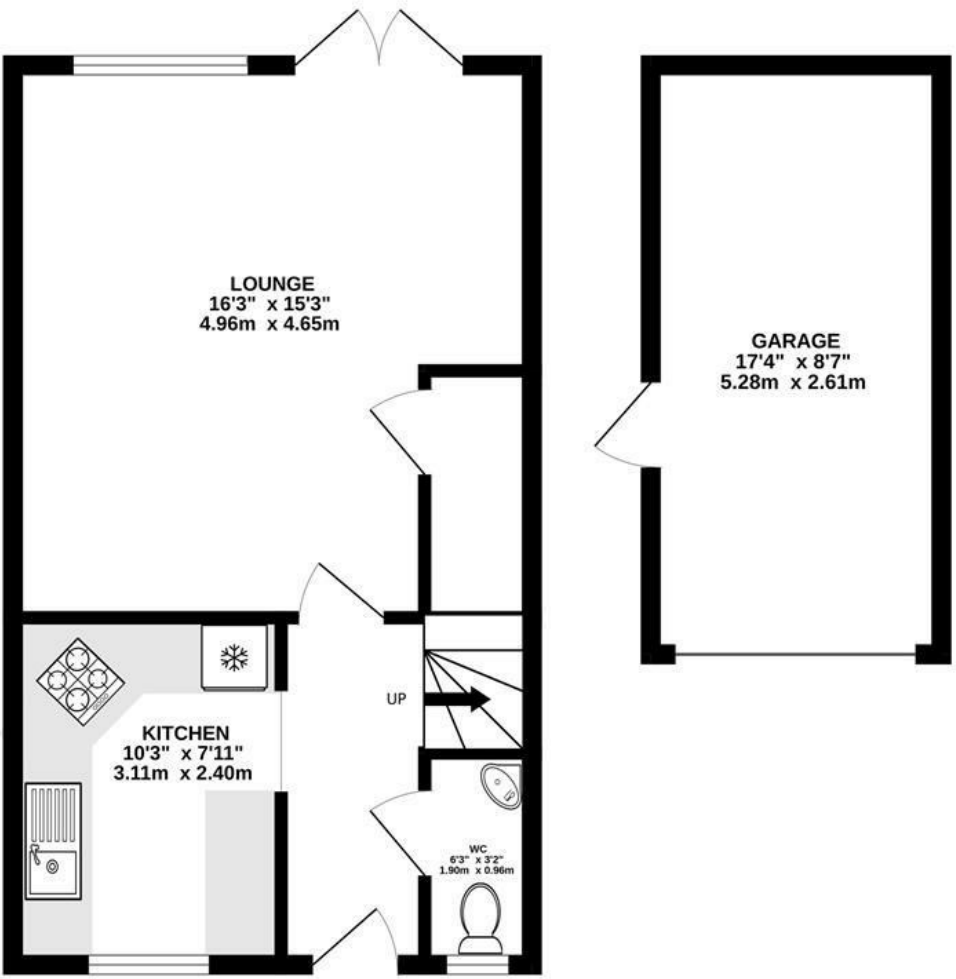




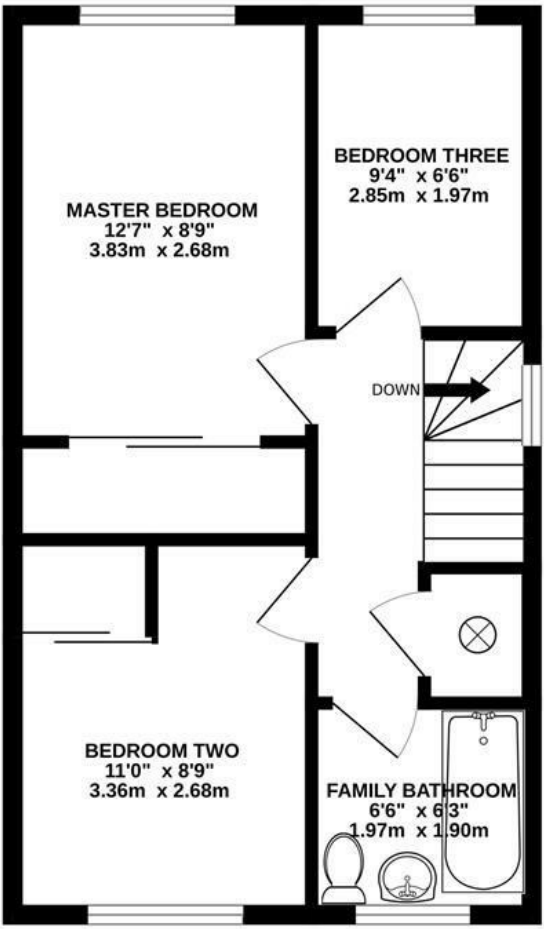


# BEN ROSE

GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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	86	88
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		