



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to the market this well presented four-bedroom detached property, ideally situated in the charming village of Clayton-Le-Woods. Perfectly suited to families, the home offers generous living space throughout. Nestled on the edge of Cuerden Valley, the property enjoys close proximity to scenic walks while being just a short drive from Chorley town centre, where you'll find a range of excellent local schools, supermarkets, and amenities. It also boasts superb transport links, with nearby train stations and convenient access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into a bright and inviting entrance hallway, where you'll find a convenient WC and the staircase leading to the upper level. To the left, you enter the spacious lounge, which benefits from dual-aspect natural light via a front-facing window and rear patio doors that open directly onto the garden. Continuing through, you arrive at the open-plan kitchen/diner. The modern kitchen provides ample storage and features integrated appliances, including an oven, hob, fridge, and freezer. A central island offers additional workspace and casual dining options, while the dining area comfortably accommodates a larger family dining table. Additional benefits include access to understairs storage and a single door that opens out to the rear garden.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom includes integrated storage and a private en-suite shower room. A contemporary three-piece family bathroom completes the upper level.

Externally, the front of the property features a gated and secluded garden with an apple tree and privacy hedging, creating a peaceful and private setting. To the rear, a generously sized garden includes a well-maintained lawn, a flagged patio, and a raised decking area—perfect for relaxing or entertaining. The rear also houses a single detached garage, two allocated off-road parking spaces, and an EV charging point.

Early viewing is highly recommended to avoid any potential disappointment.







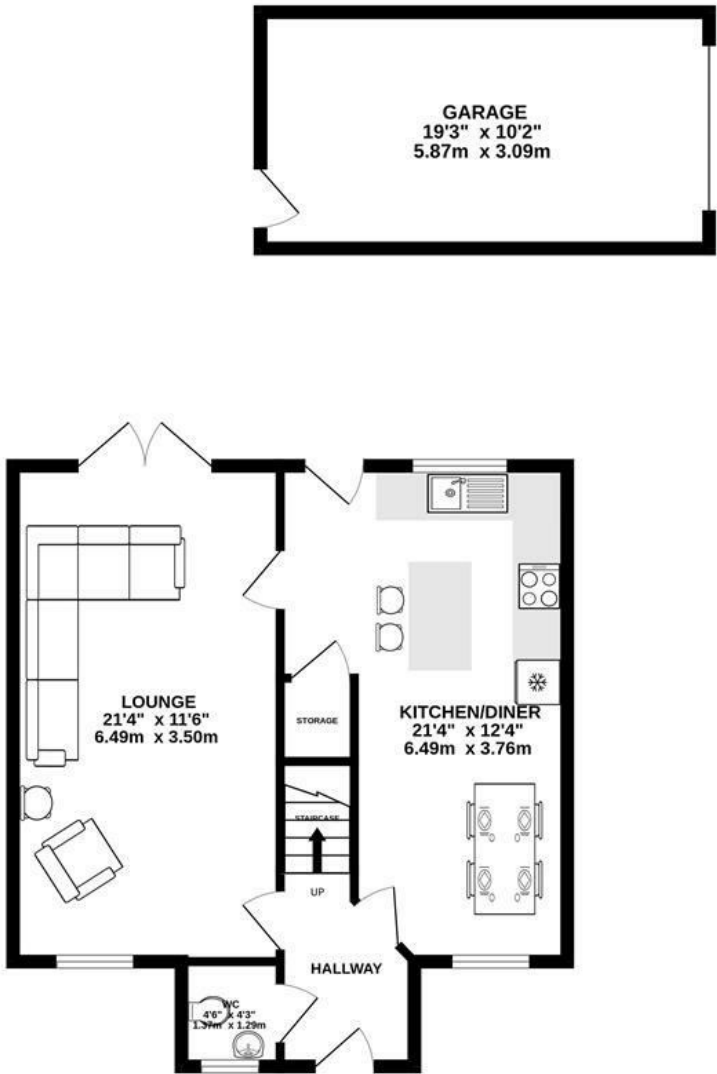




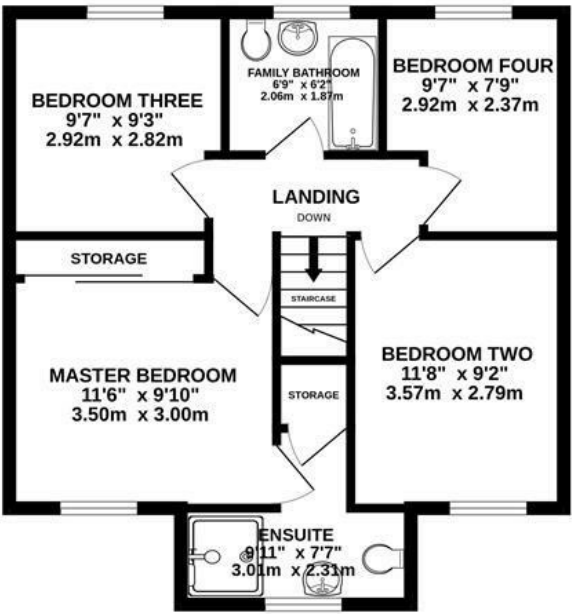


BEN ROSE

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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		
(1-20) G		
Not energy efficient - higher running costs		
	74	
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		

