



Kiln Croft, Clayton-Le-Woods, Chorley

Offers Over £159,995

Ben Rose Estate Agents are delighted to present to the market this NO CHAIN two bedroom, semi detached bungalow located within a cul de sac in a desirable area of Clayton-Le-Woods. Ideal for first time buyers or those seeking one level accommodation, the property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) but still enjoying the delights of the stunning local Lancashire country side including Cuerden Valley on the door step. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally upon entering you're welcomed into the welcoming entrance hall where access to all rooms can be found. Located to the front of the home is the kitchen with ample worktops and plenty of room for freestanding appliances. Adjacent to the kitchen lies the family wet room.

Moving through you'll find two double bedrooms and access to the lounge. The lounge is of a good size and features ample room for a large sofa set and access to the conservatory via a set of sliding doors.

To the rear and enjoying views of the garden, is the conservatory. This space has recently undergone refurbishment and is split into two rooms offering versatility in use making the ideal dining and office spaces in the summer months.

Also off the hall is a good sized storage cupboard.

Externally, to the front of the property is a driveway with room for up to two cars, leading up to a single detached garage. To the rear is a good sized garden that wraps around the property and offers both lawned and paved spaces ideal for outdoor seating. A water feature can also be found here.





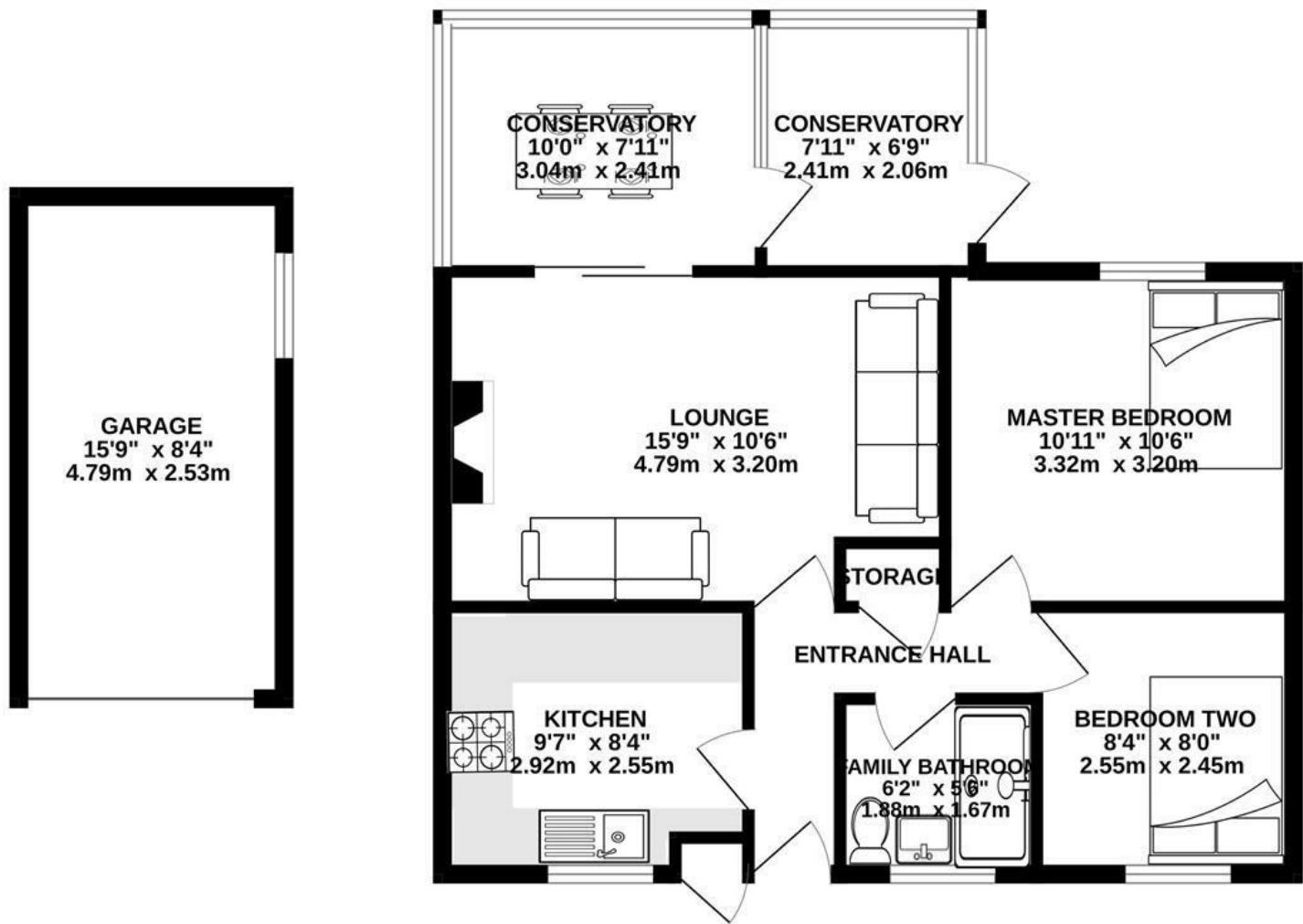








GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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	70	87
(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 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	

