



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £174,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three bedroom mid-terrace property in the village of Clayton-Le-Woods. This would be an ideal home for a first time buyer or small family offering good space throughout. The property is situated on the boundary of Cuerden Valley with access located nearby. It is also only a short drive into Chorley town centre and its superb local schools, supermarkets and amenities. There is also fantastic travel links via nearby train stations and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall with through access into the lounge. The spacious lounge features placement for a gas fireplace and also has a large front facing window bringing in ample natural light into the room. Heading through the hall, you'll enter into the dining room. The dining room also has a feature gas fireplace and can even be used as an additional sitting room. Just off the dining room is the fitted kitchen that comes fitted with integrated appliances such as an oven with additional space for freestanding appliances. There is even through access to the garden.

Moving upstairs, you'll find three good sized bedrooms and the three piece family bathroom on this floor.

Externally, to the front of the property is space for on road parking. The front yard even has the potential to be converted into a drive. To the rear is a multi-tiered garden that is well presented throughout and is ideal for the summer months. Just beyond the garden is a private road, ideal for those with dogs or children leading to Cuerden Valley Park.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.







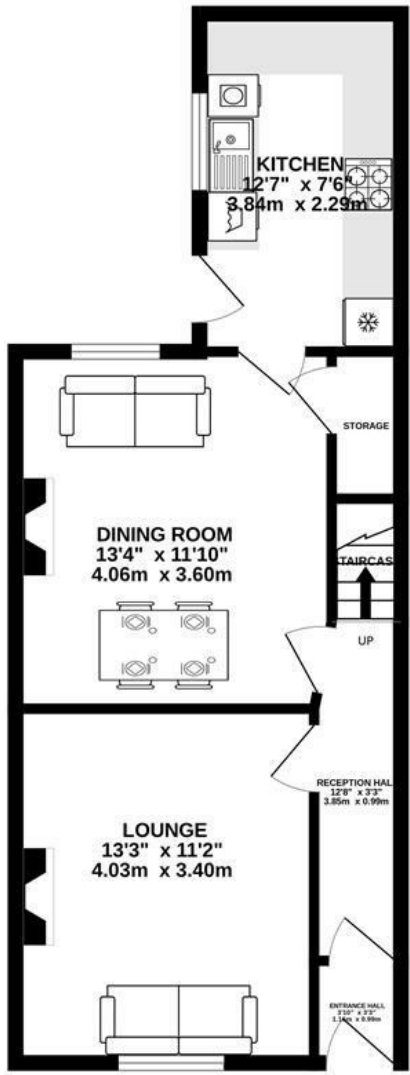






BEN ROSE

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 

