



## **Oak Croft, Clayton-Le-Woods, Chorley**

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow, situated in a sought-after residential area of Clayton-le-Woods. Ideally located, the property offers excellent access to major northwest towns and cities via the M6 and M61 motorways, while still enjoying the beauty of the surrounding Lancashire countryside, with Cuerden Valley Park right on the doorstep.

Stepping into the property, you will find yourself in the welcoming entrance hallway. Directly ahead is the modern kitchen, equipped with an integrated oven and hob, as well as ample storage space and a single door leading out to the side of the property. Moving back through the hallway, you will enter the spacious lounge/diner, offering ample room for both living and dining furniture, with a large window overlooking the front aspect. The home includes two well-proportioned bedrooms, both benefiting from fitted storage and a modern three-piece shower room completes the internal layout.

Externally, the property boasts a well-maintained front lawn alongside a sizeable driveway providing off-road parking for multiple vehicles and leading to the single detached garage at the rear. The garage can be accessed via an up-and-over door from the front, with a convenient side access door from the rear garden. The south-facing rear garden is generously sized and features a low-maintenance flagged patio - perfect for adding garden furniture and enjoying the outdoors.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.







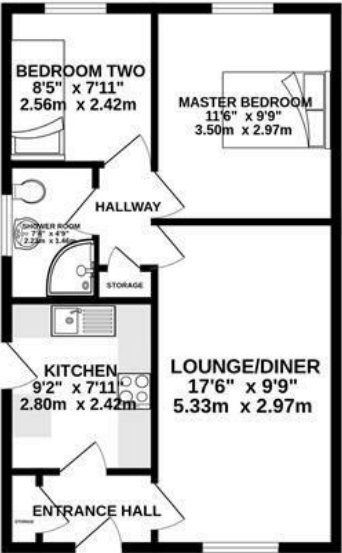
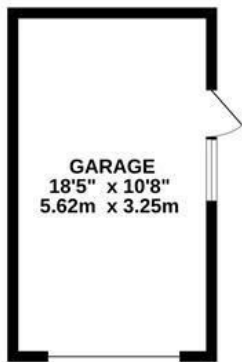






# BEN ROSE

GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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) <b>A</b>                          | <div>49</div> | <div>86</div>                                                                                                  |
| (81-91) <b>B</b>                            |               |                                                                                                                |
| (69-80) <b>C</b>                            |               |                                                                                                                |
| (55-68) <b>D</b>                            |               |                                                                                                                |
| (39-54) <b>E</b>                            |               |                                                                                                                |
| (21-38) <b>F</b>                            |               |                                                                                                                |
| (1-20) <b>G</b>                             |               |                                                                                                                |
| Not energy efficient - higher running costs |               |                                                                                                                |
| England & Wales                             |               | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

