



## Back Lane, Clayton-Le-Woods, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this deceptively spacious and uniquely designed three bedroom semi-detached home, set within the highly sought-after area of Clayton-Le-Woods, Lancashire. Finished to a modern standard throughout, this versatile property offers a flexible layout that will particularly appeal to growing families seeking something a little different from the conventional design. Clayton-Le-Woods is a popular residential location thanks to its excellent local amenities, including well-regarded schools, supermarkets, cafés and leisure facilities, as well as scenic countryside walks close by, such as Cuerden Valley Park only a short stroll from the home. The property benefits from superb travel links, with easy access to the M6 and M61 motorways, nearby bus routes, and train stations in Leyland and Buckshaw Village providing direct connections to Preston, Manchester and beyond. With nearby towns such as Chorley and Preston just a short drive away, the home is ideally positioned for both commuting and family life.

Upon entering the home at ground floor level, you are welcomed into a bright and spacious reception hall which provides access to each of the bedrooms on this floor. The master bedroom is positioned to the front and enjoys a beautiful bay-fronted window, allowing plenty of natural light to flood the room, along with the added luxury of a modern en-suite shower room. Bedrooms two and three are both generously sized and benefit from fitted wardrobes, offering excellent built-in storage; bedroom three is currently utilised as a dressing room, demonstrating the flexibility of the space. Completing this level is a stylish three-piece family bathroom, fitted with a contemporary suite and an over-the-bath shower, finished with modern tiling for a sleek look.

Moving downstairs to the basement level, you'll find the heart of the home – a stunning open plan living space designed perfectly for modern family living and entertaining. This impressive room seamlessly incorporates both the lounge and kitchen areas. The lounge area is positioned to the rear, where large bi-folding doors open out onto the garden, creating a wonderful indoor-outdoor flow and allowing natural light to pour in. The modern kitchen is fitted with integrated appliances including a fridge/freezer and dishwasher, alongside ample worktop and storage space. The entire area is enhanced by a built-in Sonos sound system with ceiling speakers, adding a premium touch ideal for hosting or relaxing. This floor also benefits from a convenient utility/WC and useful under-stair storage.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for two cars, with additional parking available if required. To the rear, the home boasts a generous and private garden, beginning with a paved seating area directly off the property – perfect for outdoor dining – leading onto a lawn ideal for children to play. Towards the far end of the garden, a decked patio area offers a further spot to relax or entertain during the warmer months.

Combining its modern finish, flexible layout and prime family-friendly location, this home presents an excellent opportunity for those looking to settle in Clayton-Le-Woods.













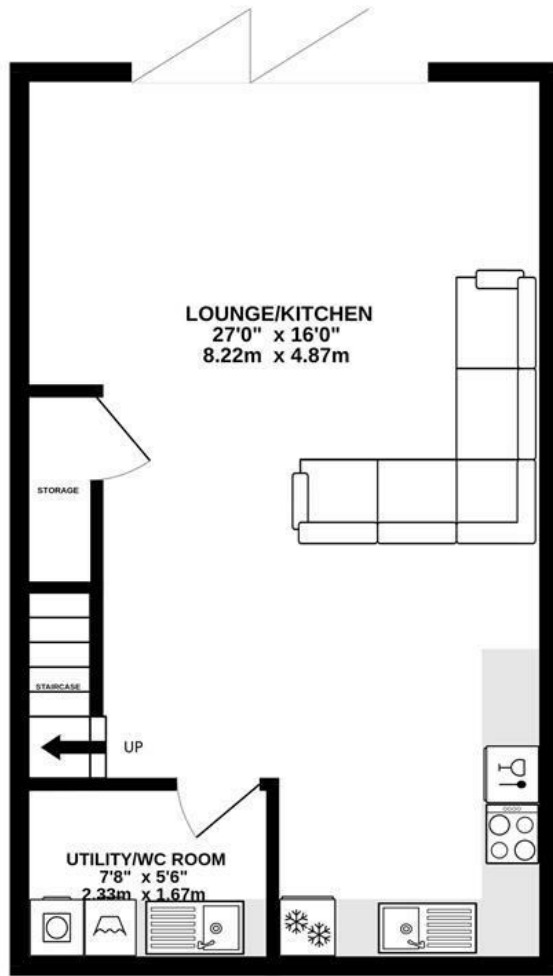




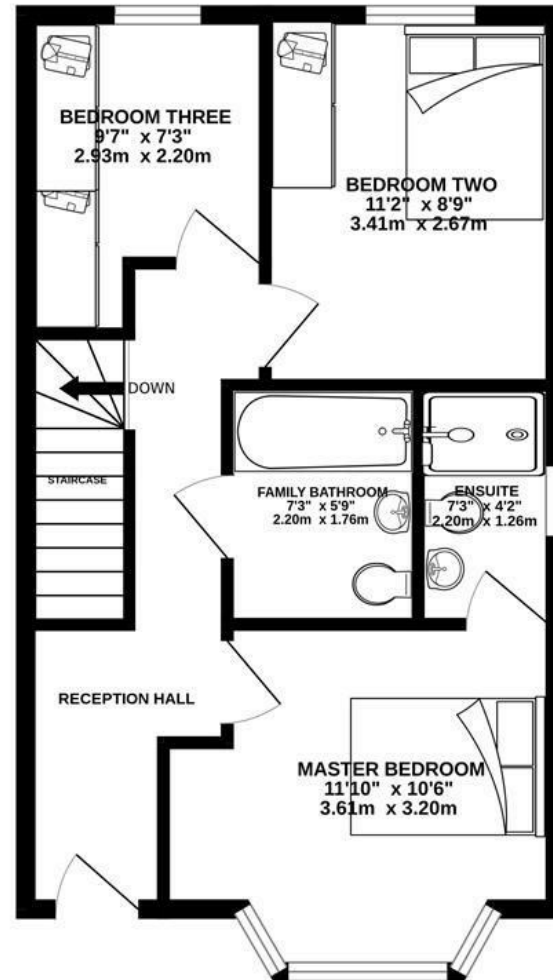




**BASEMENT**  
431 sq.ft. (40.1 sq.m.) approx.



**GROUND FLOOR**  
444 sq.ft. (41.2 sq.m.) approx.

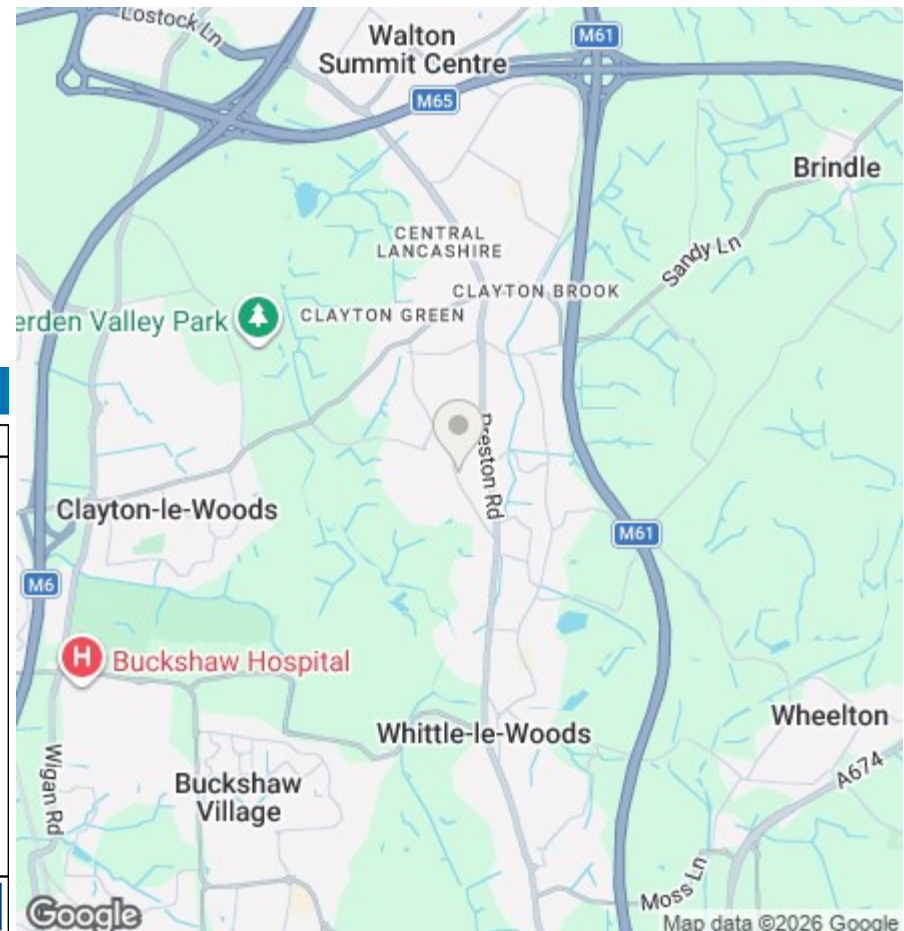


**TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.**

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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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