



BRIGHOUSE  
WOLFF

13 Ashurst Road, Clayton-le-Woods, Lancashire PR25 5TS  
£190,000



A well presented three bedroom semi-detached family home, which is set in an ever popular cul-de-sac location.

Situated in a quiet cul-de-sac in popular Clayton-le-Woods, the property is ideally situated within close proximity of a variety of local amenities including shops, primary schools and countryside walks. Leyland town centre with its variety of shops, supermarkets, restaurants, bistros and bars along with its bustling markets is also situated within a short drive, as are Chorley Hospital, High schools & Runshaw College. The ancient market town of Chorley is also situated within easy access.

The A49 and M6 both of which provide excellent transport links are located within a short drive. as are Cuerden Valley Park and a wide variety of further amenities.

The accommodation which provides a modern, light and flexible layout briefly comprises; Entrance vestibule, lounge and modern fitted dining kitchen to the ground floor. To the first floor are three bedrooms and modern family shower suite, whilst to the exterior are private gardens to the front & rear along with driveway and single garage parking.

The property further benefits from the addition of central heating with combination boiler and double glazing throughout.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out!

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Entrance door leads into the property and all accommodation.

#### LOUNGE

16'0" x 14'6" max (4.88 x 4.42 max)

A large main reception room to the front elevation, with double glazed window, feature fire and fire place, stairs lead to the first floor, tv point, ceiling lighting & radiator panel.

#### MODERN DINING KITCHEN

14'5" x 8'10" (4.41 x 2.70)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring. Integral hob, oven & extractor chimney, recessed spotlighting, plumbing for washing machine, double glazed window and double doors to the rear elevation. Wall mounted gas combination boiler.

### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to a landing which in turn provides access to all first floor accommodation. Loft access point, double glazed window, ceiling lighting.

#### BEDROOM 1

14'3" x 8'3" (4.36 x 2.52)

Double glazed window to the front elevation, radiator panel, a range of modern fitted wardrobes & ceiling lighting.

#### BEDROOM 2

10'1" x 8'1" (3.08 x 2.48)

Double glazed window to the rear elevation, radiator panel & ceiling lighting.

### BEDROOM 3

10'6" max x 6'3" (3.21 max x 1.91)

Double glazed window to the front elevation, linen/airing cupboard, radiator panel & ceiling lighting.

### SHOWER ROOM

6'3" x 6'1" (1.91 x 1.86)

Fitted with a modern white three piece shower suite comprising; oversized shower cubicle with overhead shower and shower screens, low level wc with concealed cistern, vanity wash basin and storage below, double glazed frosted window, recessed spotlights.

### EXTERIOR

#### PARKING

Parking is provided by a tarmac drive which leads to the side of the property. Gates provide access to a single detached garage with double doors and window to the side.

#### GARDENS

The property is situated in a small cul-de-sac.

The front gardens are well presented, wall /hedge enclosed and are landscaped for low maintenance with gravelled borders and ornamental shrubs/trees.

The rear gardens provide excellent outdoor private living space. They are landscaped for low maintenance with a large ornamental fish pond with pump, paved patio/seating area, greenhouse and are fence enclosed.

### MATERIAL INFORMATION

#### TENURE

FREEHOLD

#### COUNCIL TAX

Chorley Borough Council.

2026/27

Band: B

Charge: £1,914.56

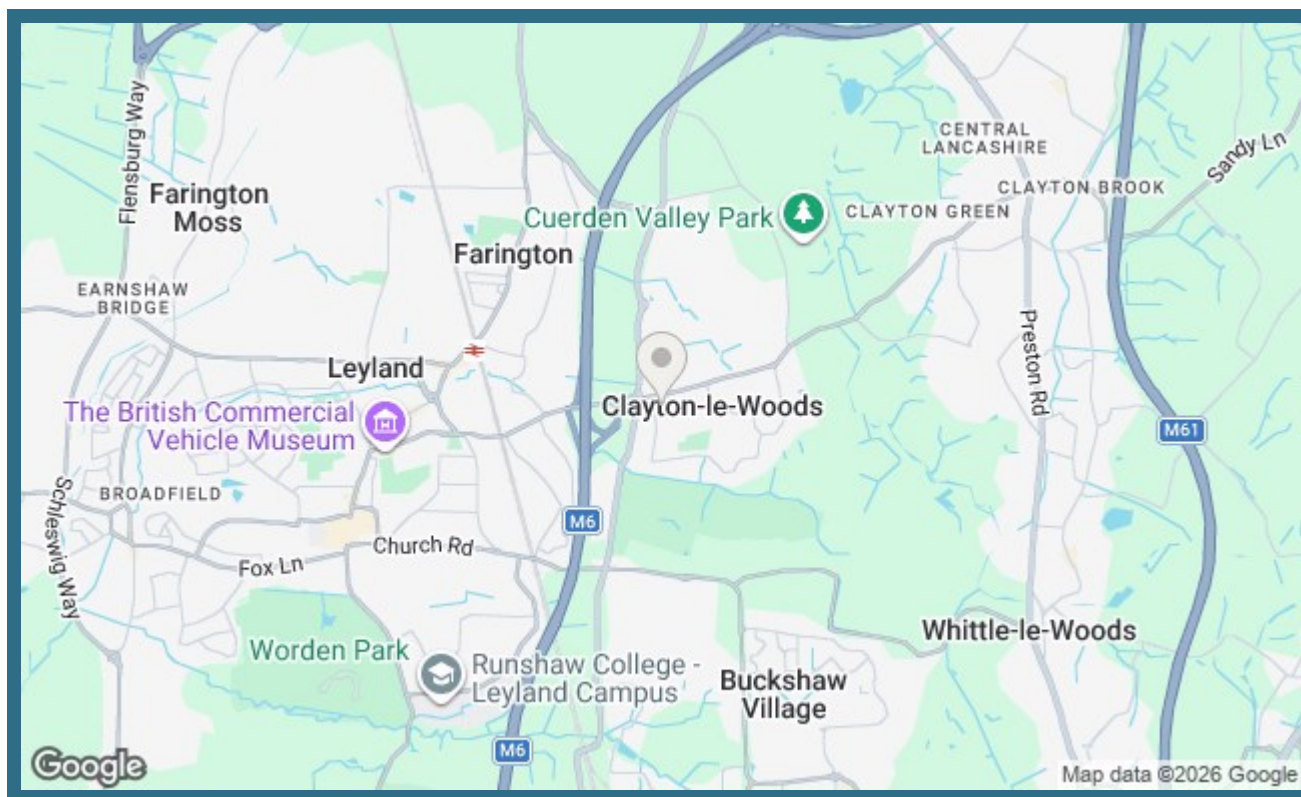
### MOBILE & BROADBAND

Mobile Signal: Good Outdoor & In-home - All Major Network Providers.

Broadband: Ultrafast - Highest available download speed: 1800 Mbps.  
Highest available upload speed: 220 Mbps.

Information from Ofcom.

### VIEWING BY APPOINTMENT



### Important Information

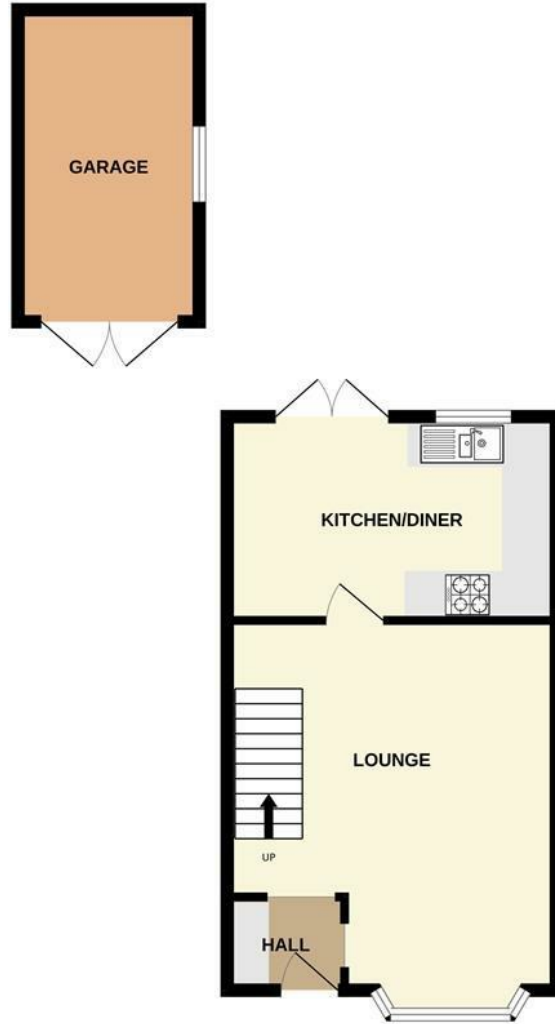
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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