

GUILDHALL

SALES & LETTINGS



GUILDHALL
SALES & LETTINGS

108 Cloughton Avenue

Clayton-le-woods, PR25 5TP

Offers Over £250,000



Beautifully Presented Three Bedroom Semi-Detached Home with Open Plan Living, Garage & Generous Parking

Welcome to this charming home on Cloughton Avenue, located in the highly desirable area of Clayton-le-Woods, Lancashire. This delightful property offers three well-proportioned bedrooms, making it an ideal choice for families or those seeking additional space, alongside a modern, tastefully designed bathroom providing a stylish and relaxing retreat.

Upon arrival, the property benefits from a spacious driveway providing off-road parking for multiple vehicles, along with a large garage offering excellent storage or potential for further use. A welcoming porch leads into the home, creating a practical entrance space.

Inside, you are greeted by a bright and inviting lounge, perfect for relaxing or entertaining guests. The heart of the home is the impressive open-plan kitchen, dining and living space, with the conservatory seamlessly knocked through to create a light-filled and sociable environment. This thoughtfully designed area offers both functionality and comfort, ideal for modern family living and effortless entertaining. A separate utility room adds further practicality.



Ground Floor

Entrance Vestibule 4'11" x 5'7" (1.50m x 1.71m)

Living Room 14'7" x 14'1" (4.45m x 4.30m)

Kitchen/ Dining Room 14'7" x 10'4" (4.45m x 3.16m)

Orangery 14'7" x 9'4" (4.45m x 2.86m)

First Floor

Bedroom One 14'7" x 8'3" (4.46m x 2.53m)

Bedroom Two 11'3" x 5'11" (3.44m x 1.82m)

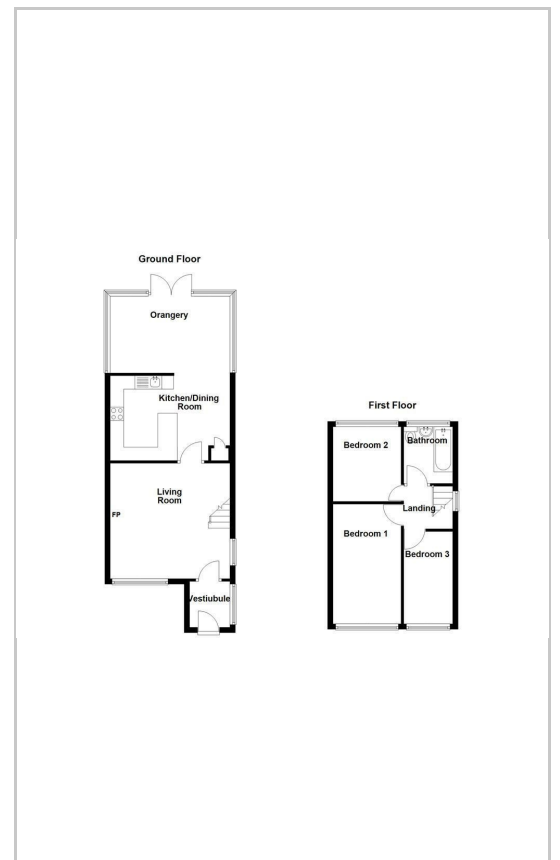
Bedroom Three 9'1" x 8'3" (2.78m x 2.53m)

Bathroom 6'11" x 5'11" (2.11m x 1.82m)

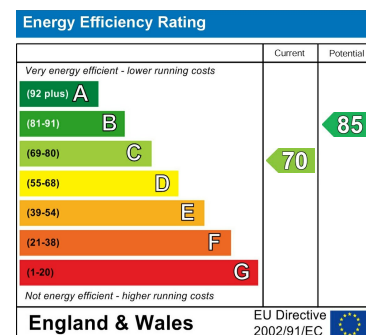
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>