

BRIGHOUSE WOLFF

12 Ashurst Road, Clayton-le-Woods, Lancashire PR25 5TS

£164,950









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A three bedroom semi-detached family home with no chain delay, 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 light and flexible layout briefly comprises; Entrance vestibule, lounge and fitted dining kitchen to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are private gardens to the front & rear along with driveway 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.

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ACCOMMODATION

GROUND FLOOR

HALLWAY
Composite entrance door provides access into the property. Storage/meter cupboard, ceiling lighting.

LOUNGE
15'11" x 14'7" max (4.86 x 4.47 max)
Double glazed bay window to the front elevation, radiator panel, tv & telephone points, stairs lead to the first floor, under stairs storage cupboard, electric fire set in stone fire place.

DINING KITCHEN
14'7" x 9'0" (4.47 x 2.75)
Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and flooring. Electric hob & oven, stainless steel sink and drainer unit, plumbing for washing machine, under stairs pantry, ceiling lighting, Upvc double glazed door and windows. 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
14'0" x 8'5" (4.28 x 2.58)
Double glazed window to the front elevation, radiator panel & ceiling lighting.

BEDROOM 2
10'5" x 8'5" (3.19 x 2.58)
Double glazed window to the rear elevation, radiator panel & ceiling lighting.

BEDROOM 3
9'8" max x 6'2" (2.96 max x 1.89)
Double glazed window to the front elevation, linen/airing cupboard, radiator panel & ceiling lighting.

BATHROOM SUITE
6'5" x 6'2" (1.96 x 1.89)
Fitted with a three piece bathroom suite comprising; panelled bath with overhead electric shower, low level wc, pedestal wash basin, tiled walls, upvc double glazed frosted window, radiator panel and ceiling light point.

EXTERIOR

PARKING
A driveway to the side of the main accommodation provides ample off road parking.

GARDENS
Gardens to both front & rear provide private outdoor living space.

Front: Mainly laid to lawn with flagged pathway leading to the front door.

Rear: Mainly laid to lawn with a large flagged patio/seating area directly to the rear of the property. The garden is hedge and fence enclosed.

MATERIAL INFORMATION

TENURE
FREEHOLD

COUNCIL TAX
Chorley Council 2026/27

Band: B

Charge: £1,914.56

CONSTRUCTION
Standard

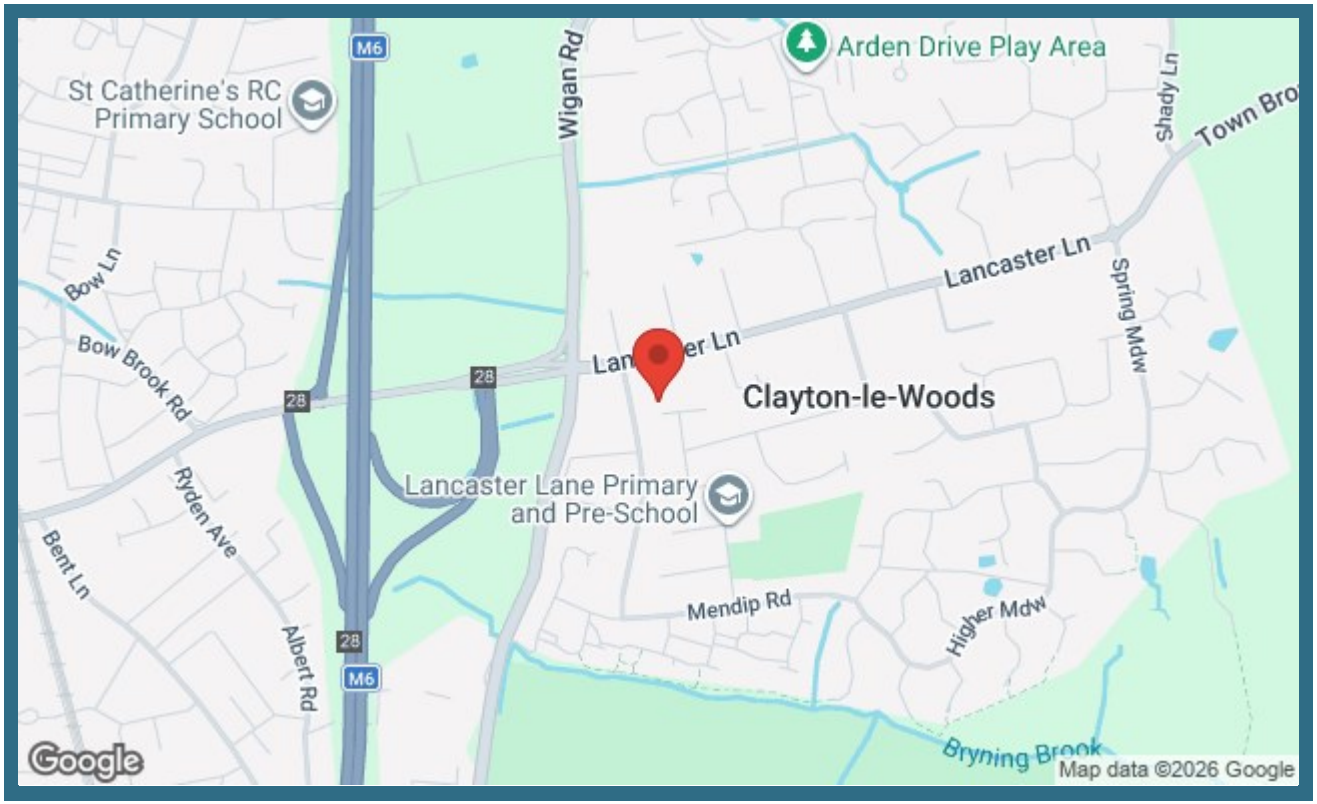
MOBILE & BROADBAND
Mobile Signal: Good Outdoor & In-home - All Major Network Providers.

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

Information from Ofcom.

ASSOCIATED PERSONS
Please also note, one of the Executors of the property is an employee of Brighouse Wolff.

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.

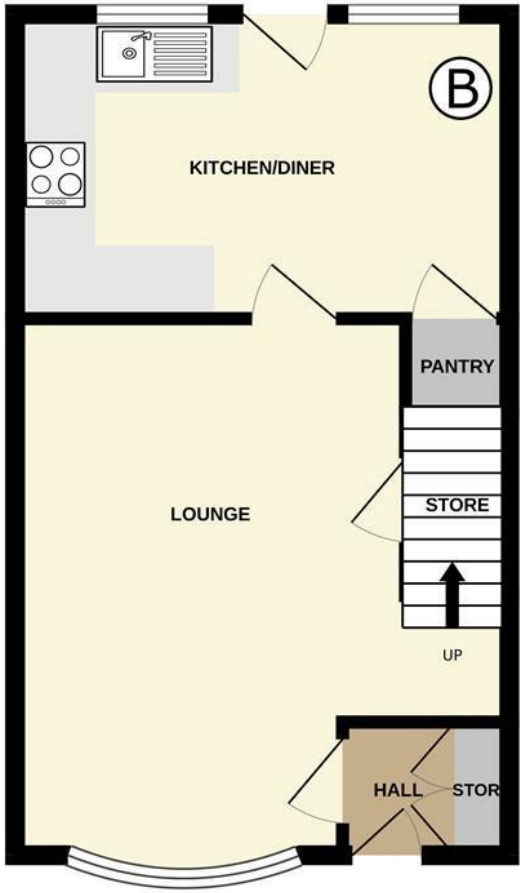
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

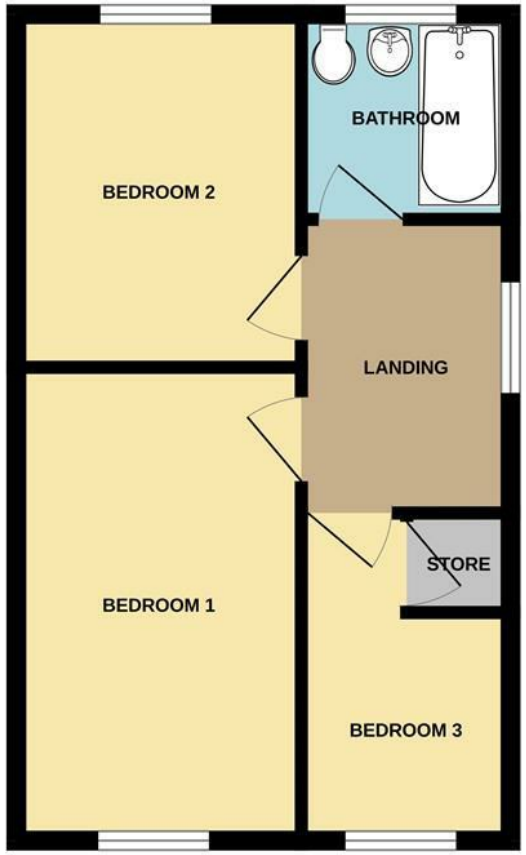
BRIGHOUSE WOLFF

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GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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