

GUILDHALL

SALES & LETTINGS



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108 Cloughton Avenue

Clayton-le-woods, PR25 5TP

Offers Over £250,000

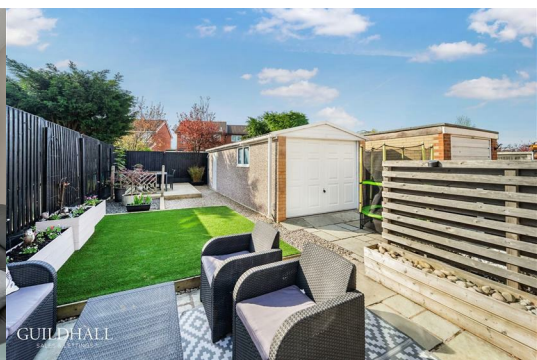


Beautifully Presented Three Bedroom Semi-Detached Home with Open Plan Living, Garage & Generous Parking

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)

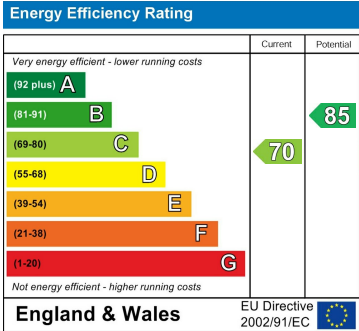
Area Map



Floor Plans



Energy Efficiency Graph



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