



## **Kiln Croft, Clayton-Le-Woods, Chorley**

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached home, situated in the highly desirable area of Clayton-Le-Woods, Lancashire. This well-maintained property is perfectly suited to couples and first-time buyers seeking a comfortable and modern living space in a convenient location. The home benefits from a welcoming feel throughout and is positioned within easy reach of Leyland and Chorley town centres. Excellent travel links are close by, including Leyland railway station offering routes to Preston, Manchester and Liverpool, as well as easy access to the M6, M61 and M65 motorways. There are also regular bus services to Chorley and Preston, while the beautiful Cuerden Valley Park is just a short distance away, ideal for outdoor leisure.

Stepping into the home via the entrance porch, you are welcomed into a spacious open plan lounge, kitchen and dining area. The lounge benefits from a large bay window to the front, allowing for plenty of natural light and creating a bright, relaxing space. The modern fitted kitchen offers ample worktop space and includes integrated appliances such as a fridge/freezer and dishwasher, along with a convenient breakfast bar. The dining area flows seamlessly into the conservatory at the rear, providing an additional versatile living space with views over the garden.

To the first floor, the property offers two generously sized double bedrooms, both well-presented and ideal for comfortable living. The accommodation is completed by a modern three-piece shower room, finished to a good standard.

Externally, the property boasts a front garden with lawn and mature planting, alongside a driveway providing off-road parking for up to two vehicles and access to a detached garage. The private rear garden features a lawn, planted borders and a wooden decking seating area, perfect for relaxing or entertaining, completing this delightful home.











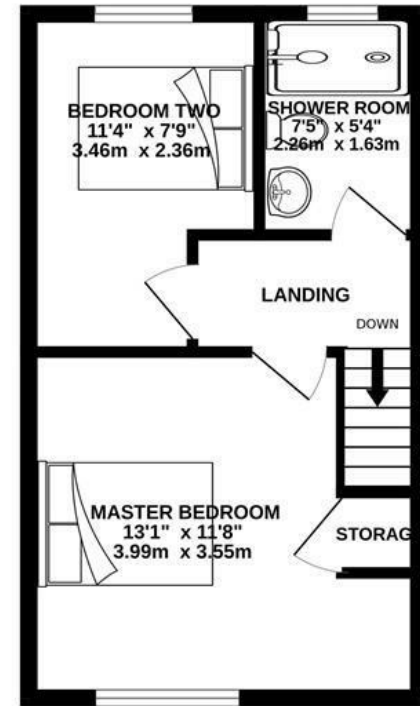


# BEN ROSE

GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.

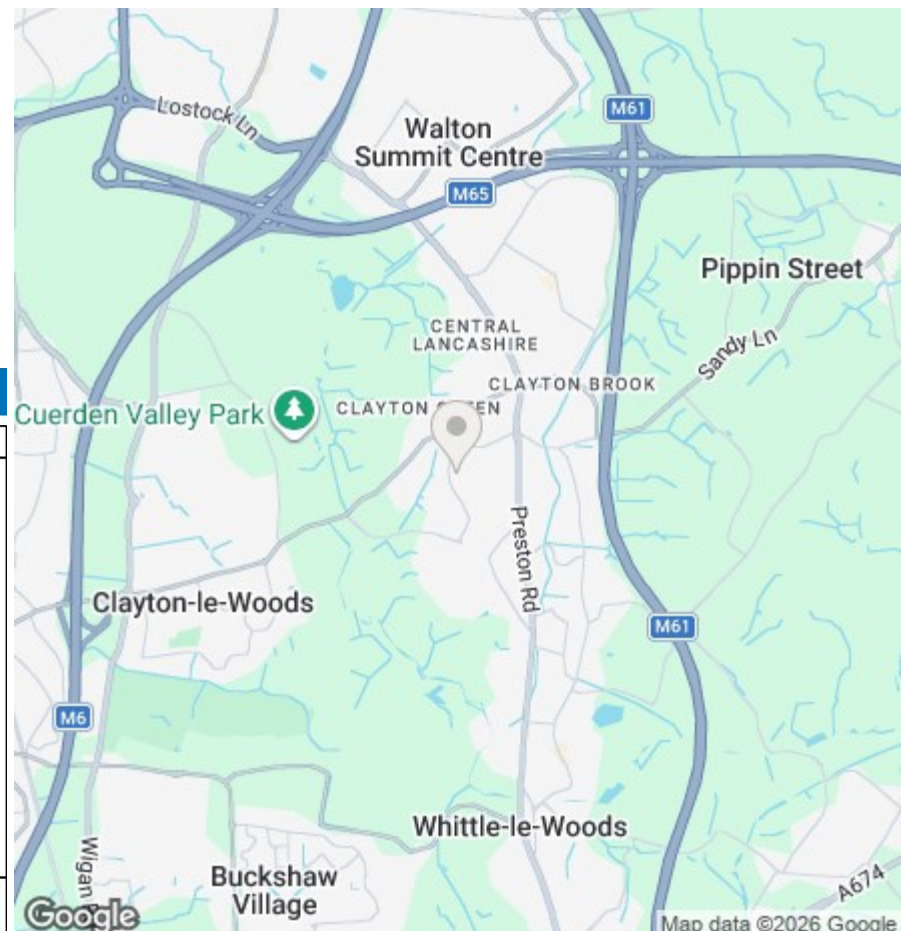


TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### 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>74</b>	<b>81</b>
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	