BEN ROSE



Oak Croft, Clayton-Le-Woods, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this extended semi-detached home, offered CHAIN FREE and providing an excellent opportunity for first-time buyers looking to take on a project and create a home of their own. Requiring modernisation throughout, the property offers plenty of scope and potential to suit a variety of needs.

Situated in the ever-popular area of Clayton-le-Woods, the home is ideally positioned for a range of local amenities, including supermarkets, shops, cafés, schools and leisure facilities. Beautiful countryside walks and the picturesque Cuerden Valley Park are also close by, whilst Buckshaw Parkway and Leyland Railway Stations provide convenient rail connections to Preston, Manchester and beyond. For those commuting by car, excellent road links via the M6, M61 and M65 offer straightforward access to Chorley, Preston, Blackburn and the surrounding towns.

Entering through the porch, you are welcomed into the lounge, a good-sized reception room featuring a charming log-burning fire and a staircase with useful under-stairs storage. This room also provides access to the remaining ground floor accommodation.
Towards the rear, the kitchen offers a generous amount of space, with plenty of potential to accommodate a range of wall and base units, along with the option of incorporating a breakfast bar. The kitchen is open plan to the rear hallway, which provides external access to both the driveway and garden.
Completing the ground floor is a particularly versatile additional room, which could be used as a third bedroom, separate reception room or dining room, depending on individual requirements. The property has previously been arranged as two separate rooms, offering the potential to reinstate this layout if desired. Alternatively, subject to the necessary planning permissions, there may be scope to open this space up further and create an impressive open-plan kitchen, dining and family area.

To the first floor, there are two bedrooms, including a generous master bedroom which benefits from useful over-stairs storage. Completing the internal accommodation is a good-sized three-piece shower room.

Externally, the property enjoys a large, private rear garden, enclosed by mature, tall hedging to provide a good degree of privacy. To the front and side, a driveway offers off-road parking for two vehicles.

With its extended layout, versatile accommodation and excellent scope for improvement, this property presents a fantastic opportunity to create a lovely family home in a popular and convenient location.
































6th INTERNATIONAL
AIRDAY
Wednesday August 16th
R.A.F. St Mawgan - Newquay - Cornwall
RED ARROWS

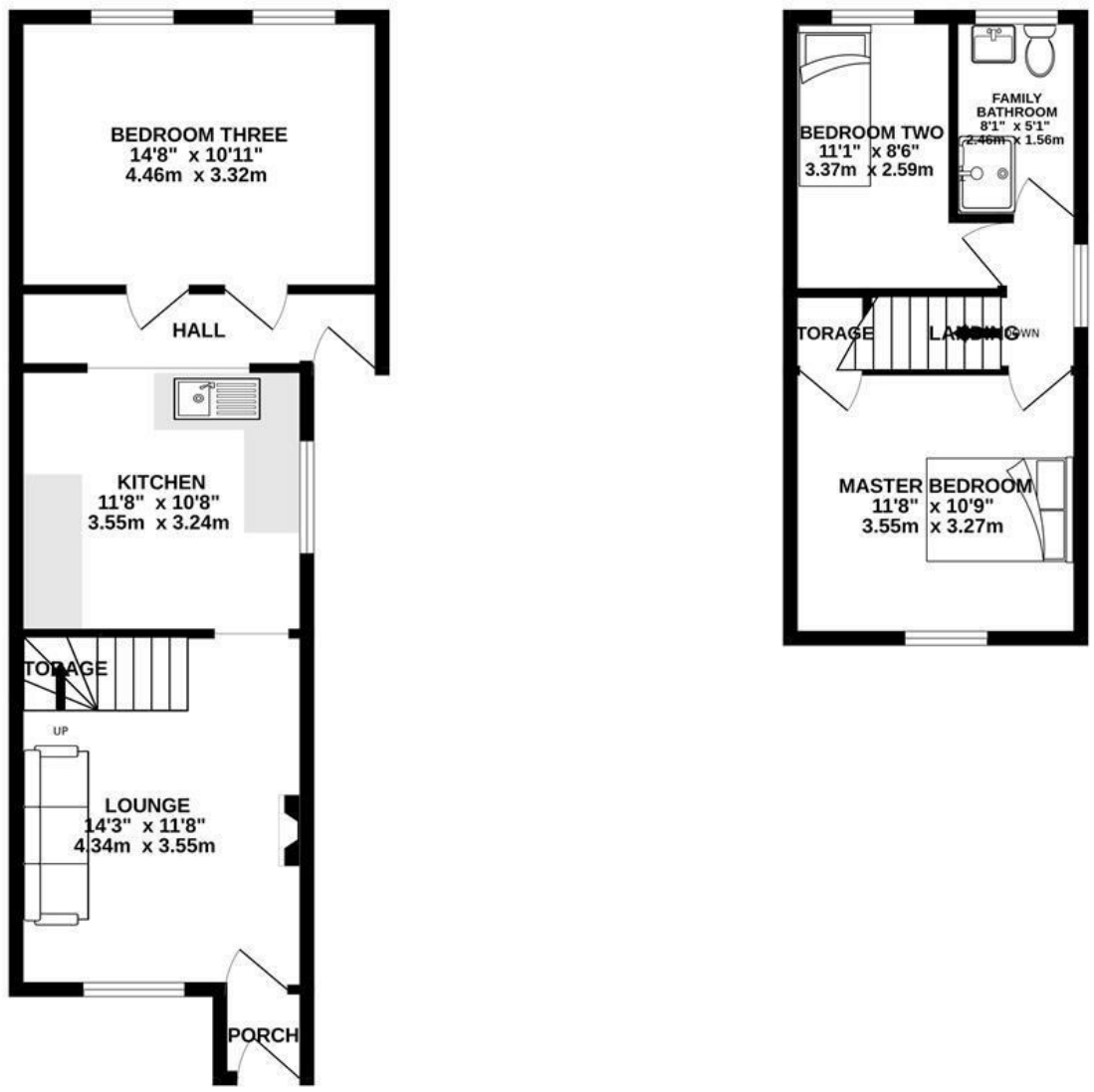




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GROUND FLOOR
505 sq.ft. (47.0 sq.m.) approx.

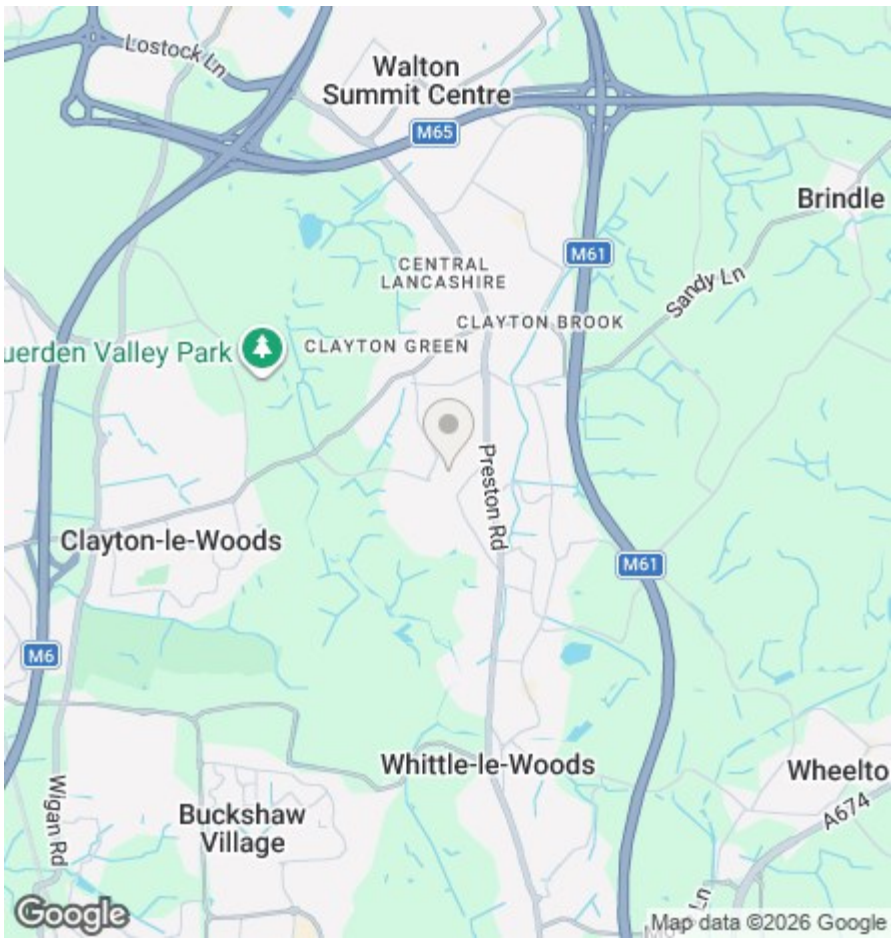
1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.

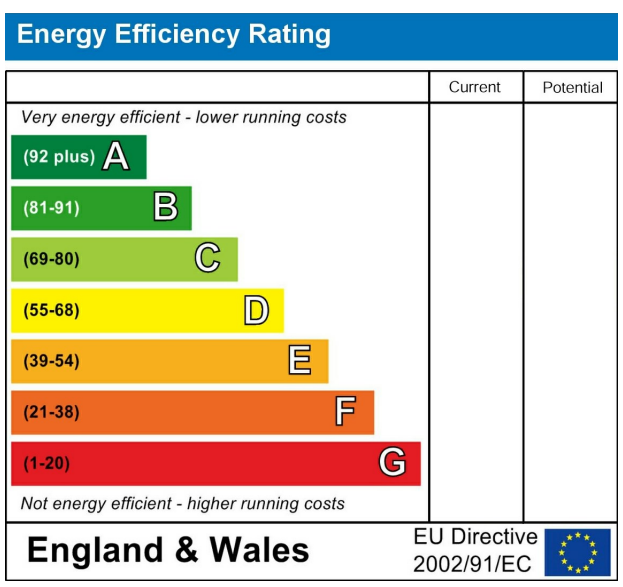


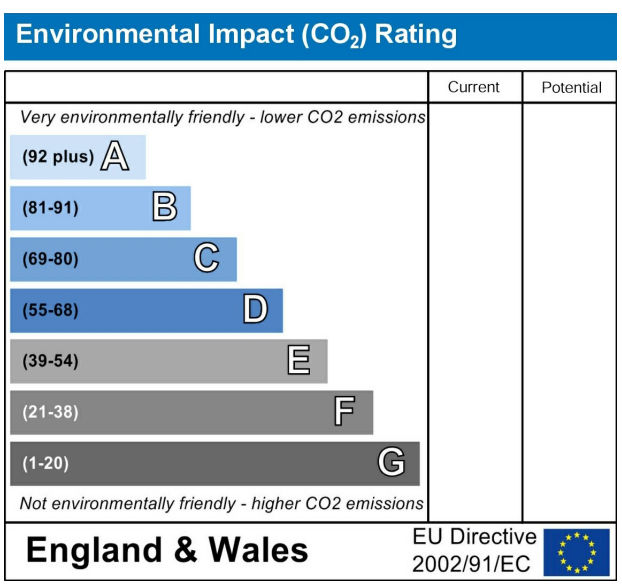
TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

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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T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW