BEN ROSE



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £149,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented one-bedroom first floor apartment, located within the highly sought-after over-60s development in the heart of Clayton-Le-Woods. Nestled within a secure, gated complex, this modern and low-maintenance home offers an ideal blend of comfort, practicality, and community living. The property is situated just moments from local amenities including supermarkets, doctors' surgeries, and accessible bus routes. For those who travel, the M6 and M61 motorways are only a short drive away, offering convenient connections to Chorley, Leyland, Preston, and beyond. Cuerden Valley Park is also nearby, providing scenic green space perfect for leisurely walks and relaxation.

Upon entry via the secure code-access system, residents can make use of the lift or staircase leading to the first-floor apartment. The home welcomes you with a spacious and bright hallway that connects all main living areas. The generously sized lounge/dining room is flooded with natural light and benefits from double doors opening to a Juliet balcony, offering a pleasant outlook and fresh air. Adjacent to the lounge is a stylish, modern kitchen fitted with high-quality integrated appliances, ample worktop space, and sleek cabinetry, making it both functional and attractive. The added utility room provides extra storage and convenience for everyday living.

The well-appointed master bedroom is a fantastic size and features a walk-in wardrobe, ideal for additional storage and easy organisation. Completing the accommodation is a contemporary three-piece family bathroom, tastefully finished with modern fixtures and fittings to offer a luxurious yet practical bathing space.

Externally, the property is set within a secure gated development and includes allocated parking for residents, with ample additional visitor spaces also available. The beautifully maintained communal garden to the rear provides a tranquil setting with a generous patio seating area — perfect for relaxing outdoors or socialising with neighbours. Residents also have access to a communal lounge and kitchen area which opens directly onto the garden, creating a welcoming environment for community events and daily interaction.

This lovely apartment offers peaceful, secure, and social living in a fantastic location — ideal for those looking to downsize without compromise.











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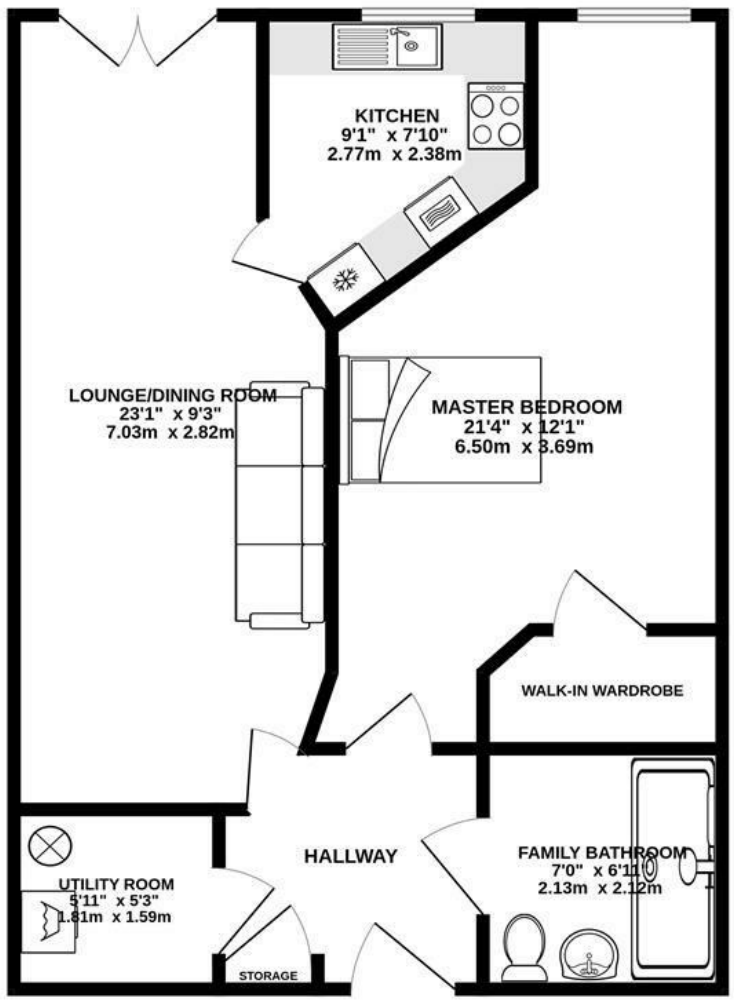




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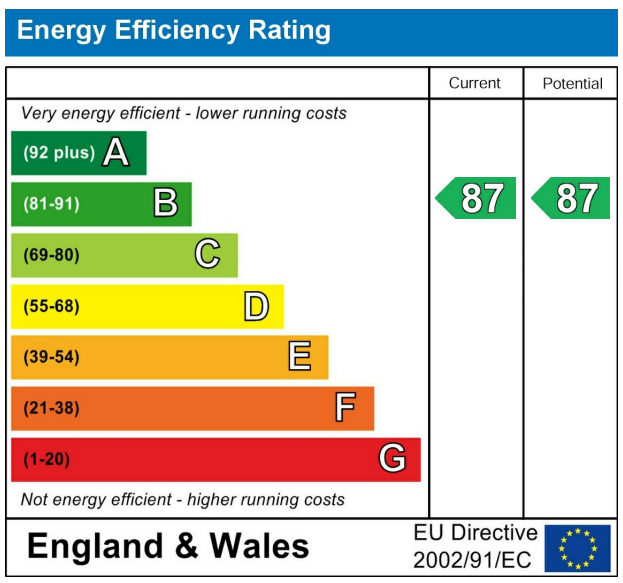
FIRST FLOOR
582 sq.ft. (54.1 sq.m.) approx.

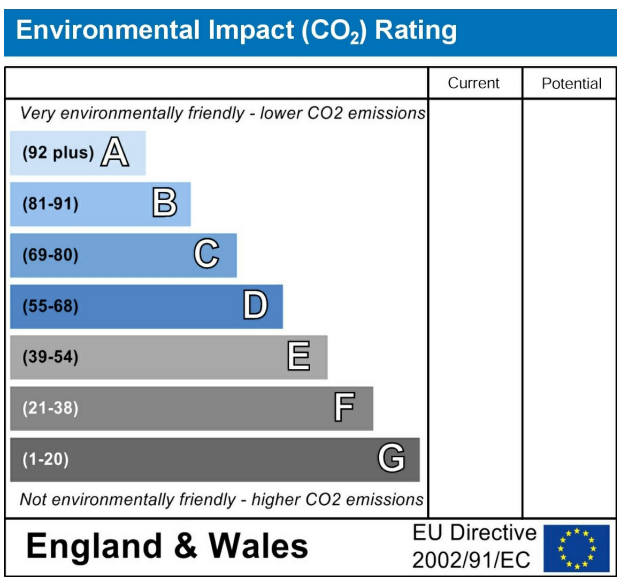


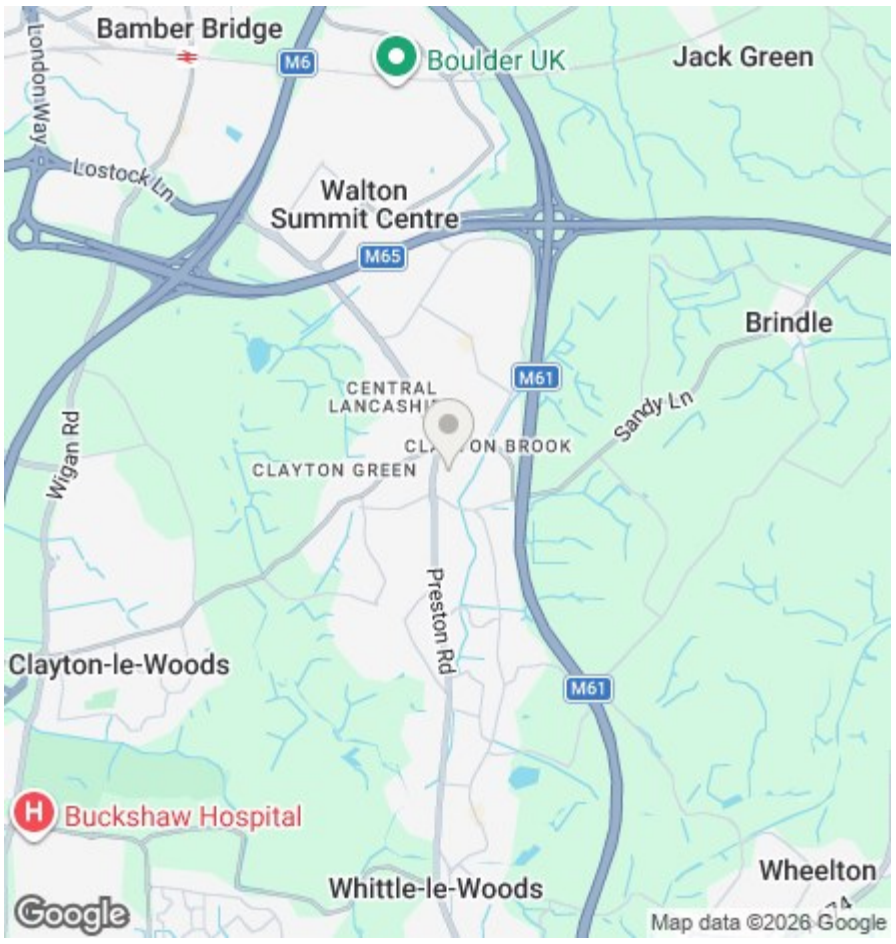
TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

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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