



SWITCH
ESTATE AGENTS



10 Burghley Close, Clayton le Woods, Lancashire, PR6 7SU

£185,000

- Beautifully presented 3 bedroom semi detached property
- Modern bathroom
- Detached garage and parking
- Cul De Sac Location
- Well located for local amenities, motorways links and Cuerden valley
- Stunning kitchen diner with breakfast bar
- Living area with log burner
- Front and Rear Gardens
- Offered at 80% of market value

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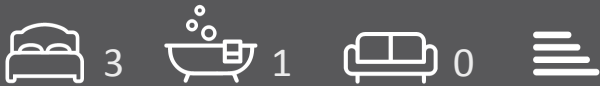
Three-Bedroom Semi-Detached Home in Clayton-le-Woods

Located in a quiet cul-de-sac in the popular area of Clayton-le-Woods, this well-presented three-bedroom semi-detached property offers comfortable and practical living, ideal for families and first-time buyers.

The accommodation begins with a spacious living room, providing a bright and welcoming space for everyday living and entertaining. To the rear, the modern kitchen diner features a breakfast bar and quality worktops, offering both style and functionality. Patio doors open directly onto the rear garden, creating a useful connection between indoor and outdoor space.

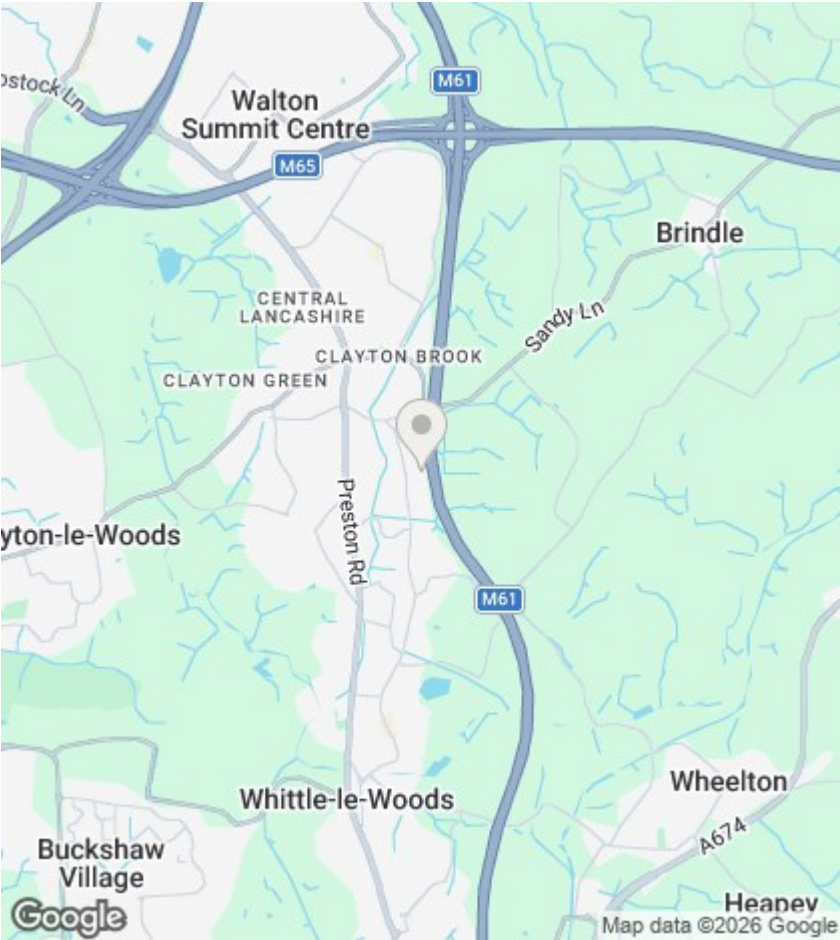
Upstairs, the property offers three well-proportioned bedrooms, with the master bedroom benefiting from inbuilt wardrobes, along with a modern family bathroom, providing flexible accommodation for a range of needs.

Externally, the rear garden offers a private outdoor space suitable for relaxing, entertaining or family use. The property also benefits from a detached garage and driveway parking for multiple cars. The garage has been thoughtfully adapted with plumbing and electrics, offering an excellent utility space for a washing machine and fridge freezer.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 