



## Oak Vale Drive, Clayton-Le-Woods, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, set within a peaceful cul-de-sac in the ever-popular area of Farington, Leyland. Offered with NO ONWARDS CHAIN, this modern property enjoys a lovely aspect to the front, with a charming outlook towards a tree-lined area and stream, giving the home a wonderfully private and serene feel. Ideally located for families, the property is just a short distance from a range of excellent amenities including well-regarded schools, supermarkets, and local shops. Leyland train station offers brilliant rail links for commuters, while convenient bus routes and proximity to the M6, M61, and M65 motorways make travelling throughout the region effortless. Nearby towns such as Chorley and Leyland are easily accessible, along with attractions like Worden Park, Cuerden Valley, and Leyland Leisure Centre all just a short drive away.

As you step into the home, you are greeted by a welcoming reception hall that sets a bright and modern tone. From here, you'll find access to the ground floor WC and the staircase leading to the first floor. The hall flows through to the spacious front lounge, a comfortable family space that benefits from the calming woodland outlook and includes handy under-stair storage. Moving towards the rear of the home, you enter the contemporary kitchen/diner. Finished to a high standard, it boasts integrated appliances, generous worktops, and ample room for a family dining table. French doors open out to the garden, allowing natural light to flood the space and creating a seamless indoor-outdoor connection.

To the first floor, the landing leads to three well-proportioned bedrooms. The master bedroom enjoys its own luxurious three-piece en-suite shower room alongside a fitted wardrobe, providing excellent storage. Bedroom two also features a fitted wardrobe, making it ideal for children or guests. Completing the floor is the stylish three-piece family bathroom, equipped with an over-the-bath shower for added convenience.

Externally, the property offers excellent kerb appeal, with a driveway that provides parking for up to three cars and leads to a single detached garage. The home is further enhanced by its attractive frontage, complete with a lawned garden and the delightful woodland aspect just beyond, complete with a stream and accessible footpath. To the rear, you'll find a private enclosed garden featuring a patio seating area perfect for outdoor dining, as well as a neatly kept lawn and plant beds along the far side.

Altogether, this is a superb family home in a sought-after location, offering modern living, a peaceful setting, and exceptional convenience.







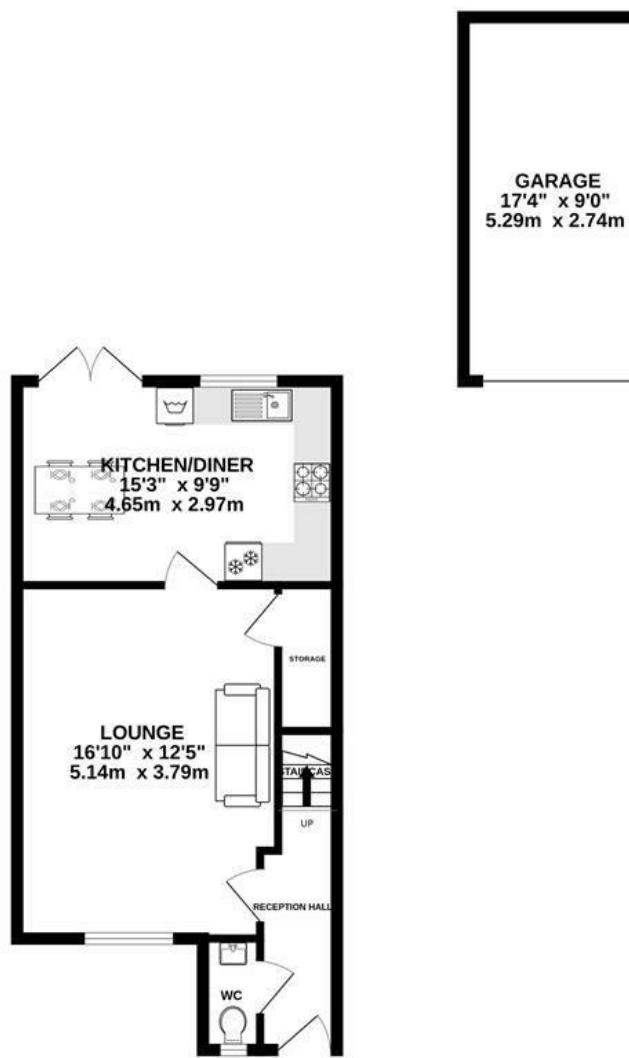






# BEN ROSE

GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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 indicative 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)	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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

