



Oak Croft, Clayton-Le-Woods, Chorley

Offers Over £59,995

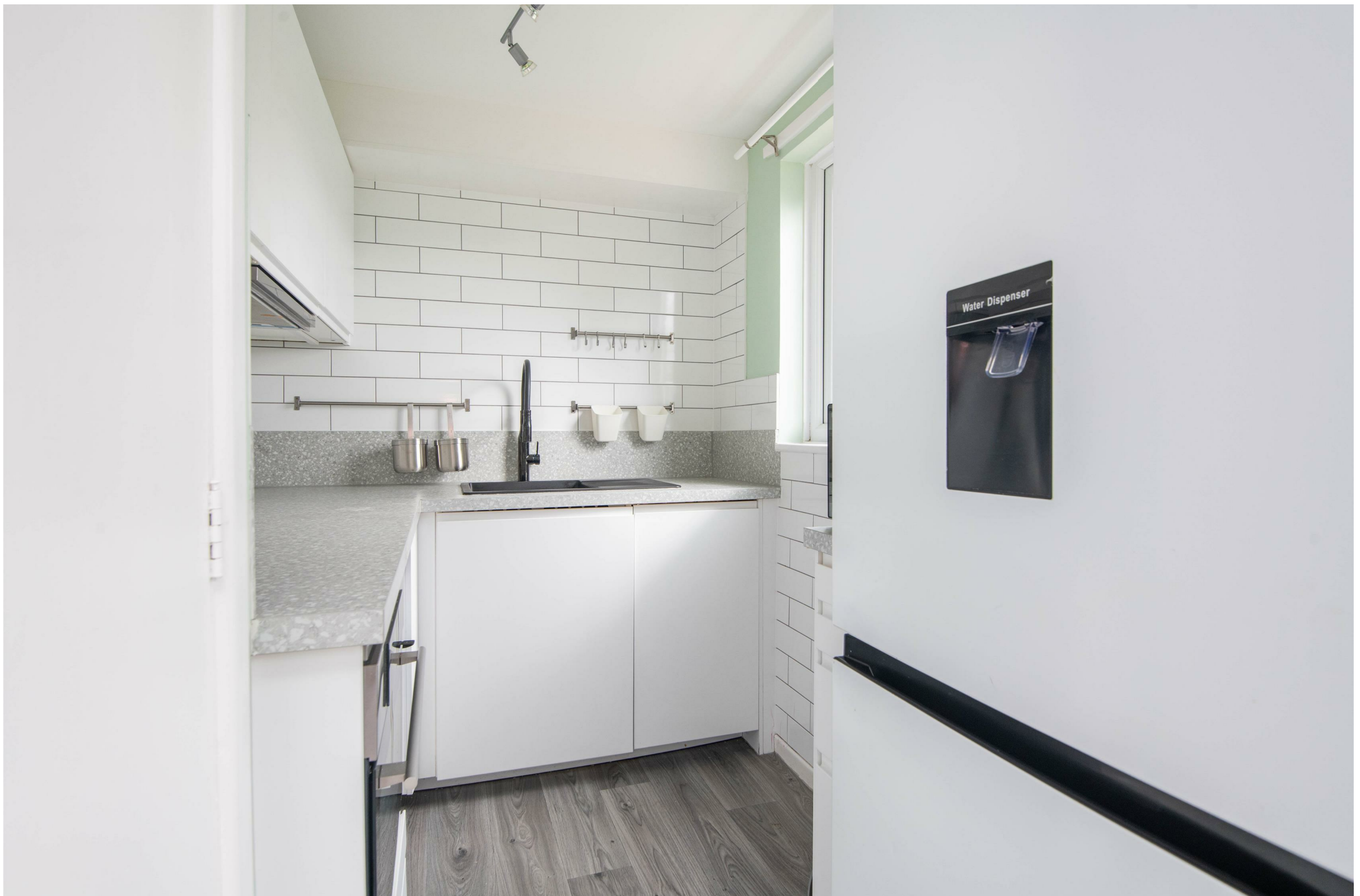
Ben Rose Estate Agents are pleased to present to market this well-presented ground floor apartment, ideally suited to first time buyers looking to step onto the property ladder. This charming home offers a comfortable and low-maintenance living space with a modern finish throughout. Situated in the popular area of Clayton-Le-Woods, the property benefits from a range of local amenities including shops, supermarkets, and well-regarded schools, all within easy reach. Excellent travel links are close by, with nearby bus routes and train stations providing convenient access to Chorley, Preston, and surrounding towns, while the M61 and M6 motorways are just a short drive away, making commuting simple and efficient.

Upon entering the home, you are welcomed into a spacious and versatile lounge, which also serves as the master bedroom, benefitting from multiple windows that allow plenty of natural light to fill the space. This room offers flexibility for both living and sleeping arrangements. Moving through, an internal hallway provides access to a built-in wardrobe, offering useful storage. The modern bathroom is well-finished and fitted with all essential fixtures. Completing the interior is the contemporary kitchen, which is equally well presented and benefits from integrated appliances, providing everything needed for day-to-day living.

Externally, the property truly stands out with its impressive rear shared garden. Designed with outdoor enjoyment in mind, the garden features a paved seating area, perfect for outdoor furniture and entertaining, alongside a well-maintained lawn. There are also raised flower beds and vegetable patches, ideal for those with a passion for gardening. Additional benefits include a handy storage shed and two private parking spaces. This delightful apartment presents an excellent opportunity for first time buyers seeking a home with both indoor comfort and exceptional outdoor space.





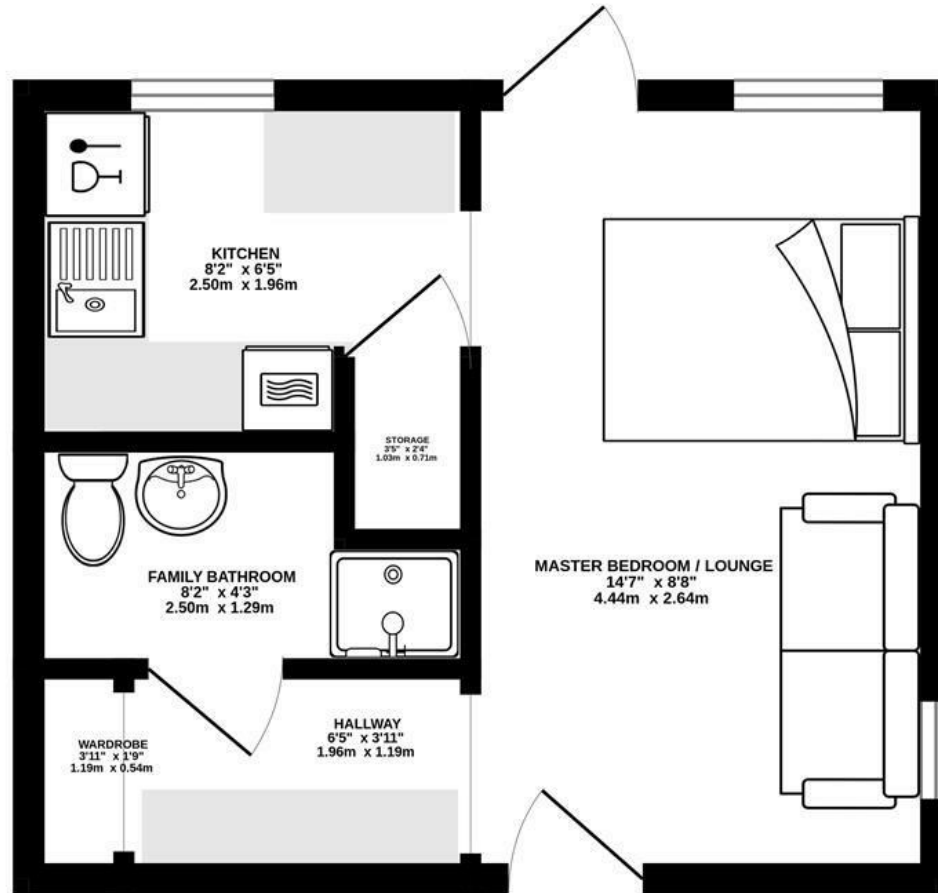








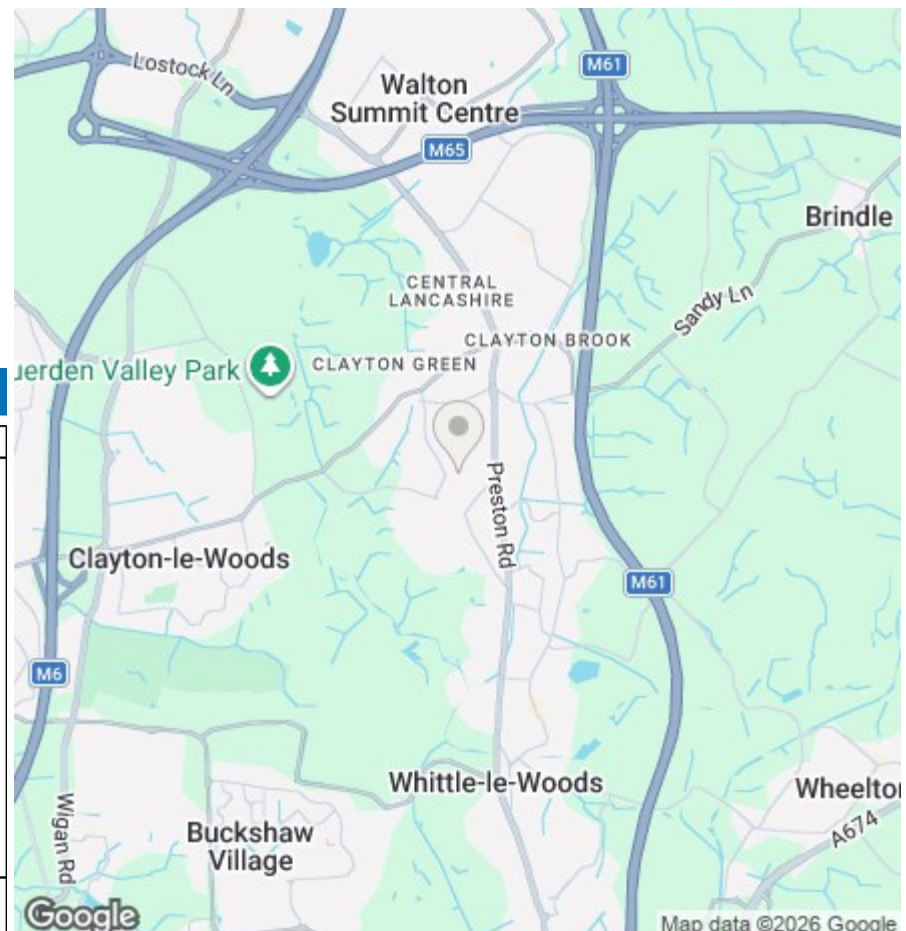
GROUND FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 246 sq.ft. (22.8 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) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		