



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £274,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached home, situated in a highly sought-after area of Chorley, Lancashire. Perfect for families, this charming property offers spacious and versatile living accommodation and benefits from easy access to a wide range of local amenities, supermarkets and well-regarded schools. Excellent transport links are also close by, including Chorley train station with direct routes to Manchester and Preston, regular bus services, and convenient access to the M61 and M6 motorways, making it ideal for commuters and families alike.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located, along with a staircase leading to the upper level. To the left, you will find a spacious lounge, featuring a large window overlooking the front aspect and offering access to the understairs storage. Moving through, you enter the dining room, which is set within an open-plan layout with the kitchen. The contemporary fitted kitchen offers ample storage and includes integrated appliances such as a fridge freezer, oven, hob, washing machine and dishwasher. Double doors from the dining area lead into the bright and airy orangery at the rear, providing versatile additional living space, ideal as a second sitting room. Sliding patio doors open directly onto the rear garden, enhancing the indoor-outdoor flow.

To the first floor, you will find three well-proportioned bedrooms, two of which are doubles, along with a three-piece family bathroom fitted with an over-the-bath shower. The top floor is dedicated to a spacious master suite, featuring integrated storage and a private en-suite shower room.

Externally, the front of the property features a well-maintained private garden with an artificial lawn. To the rear, there is a generously sized garden comprising a low-maintenance flagged patio that enjoys sunshine throughout the day, creating the perfect space for relaxing, entertaining, or outdoor dining.

A secure side gate provides access to a private driveway, offering off-road parking for two vehicles and leading to an attached single garage. The garage is equipped with power and lighting and is accessed via an up-and-over door.















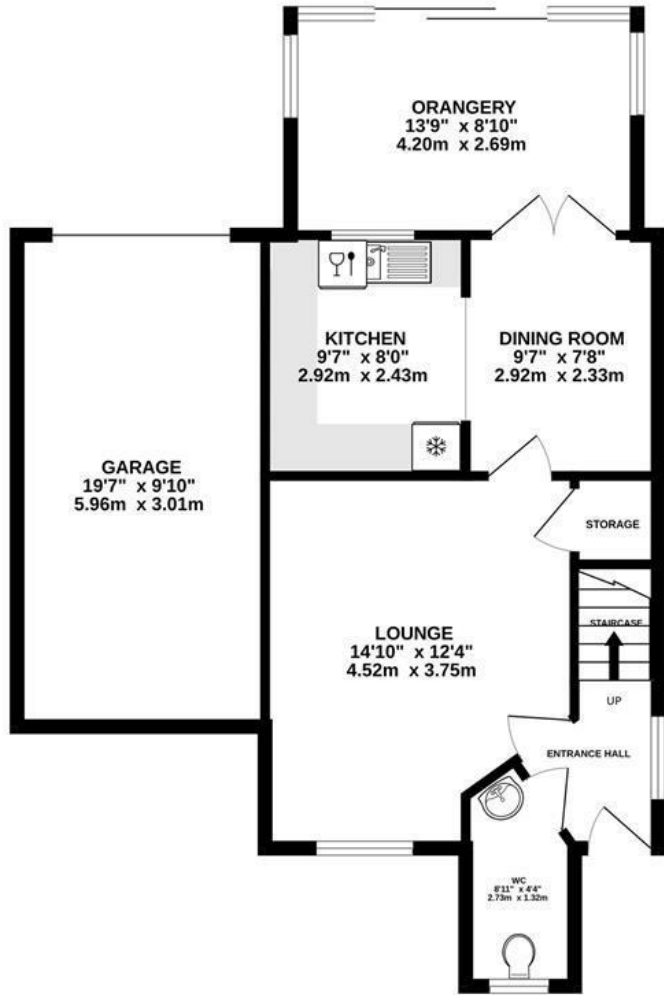




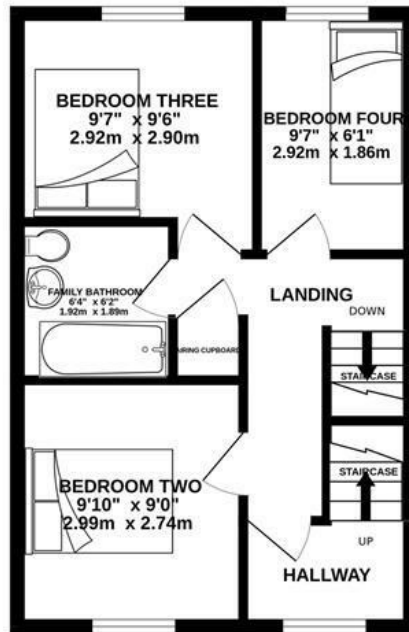


BEN ROSE

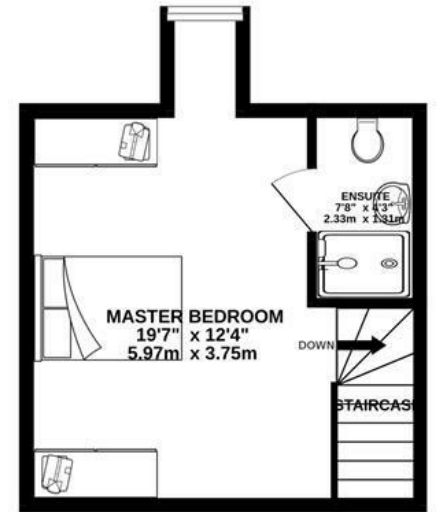
GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
258 sq.ft. (23.9 sq.m.) approx.

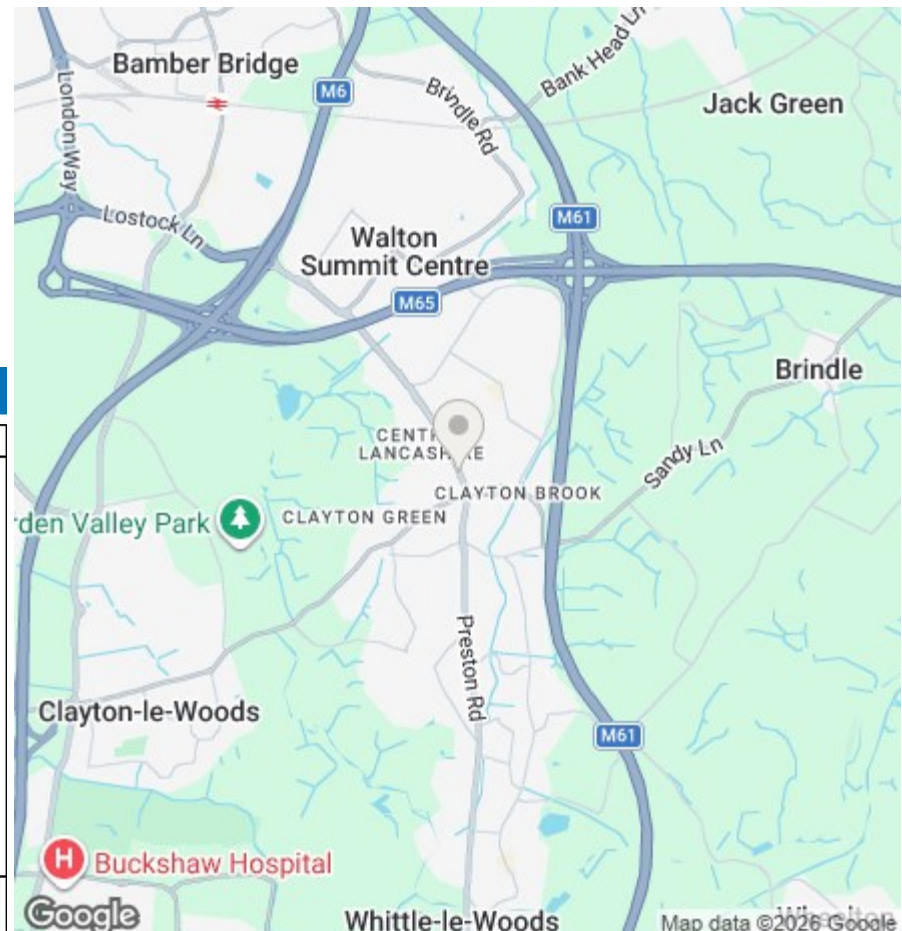


TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

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 | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 78 | 82 |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) 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 | |