



SWITCH
ESTATE AGENTS



28 Blackthorn Croft, Clayton-Le-Woods, Chorley, PR6 7TZ

£220,000

- Two double bedrooms
- Sliding doors to garden
- Quiet cul-de-sac location
- Near Cuerden Valley Park
- Low maintenance rear garden
- Large living room diner
- Detached true bungalow
- Close to shops and transport
- Converted garage utility area
- Driveway and garage parking

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Nestled in the serene cul-de-sac of Blackthorn Croft, Clayton-Le-Woods, this charming two-bedroom detached bungalow offers a delightful blend of comfort and convenience. Spanning 614 square feet, the property is perfectly situated close to local amenities, shops, and transport links, making it an ideal choice for those seeking a peaceful yet accessible lifestyle.

Upon entering, you are welcomed into a spacious living room diner, enhanced by sliding doors that invite natural light and provide a seamless connection to the outdoors. The two generously sized double bedrooms offer ample space for relaxation and rest, catering to both individuals and couples alike. The bungalow features a well-appointed bathroom, ensuring all your needs are met.

One of the standout features of this property is the converted garage, which has been thoughtfully transformed to include a utility area, adding practicality to your daily routine. The low-maintenance rear garden is perfect for those who prefer to spend their time enjoying their surroundings rather than tending to extensive gardening tasks. Additionally, the large front garden provides an attractive entrance to the home, while driveway parking ensures convenience for you and your guests.

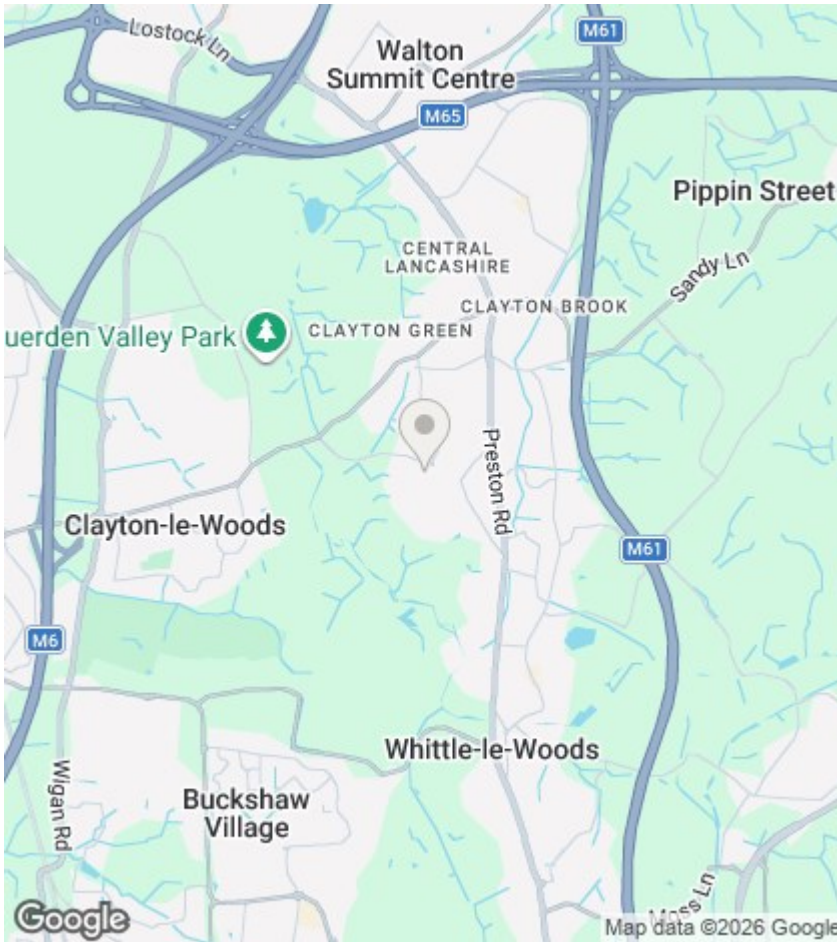
This delightful bungalow is not just a home; it is a lifestyle choice, offering a tranquil retreat in a sought-after location. With its proximity to the picturesque Cuerden Valley, you can enjoy leisurely walks and the beauty of nature right on your doorstep. This property is a rare find and is sure to appeal to a variety of buyers looking for a comfortable and inviting home in Clayton-Le-Woods.



Council Tax Band: C







Directions

Viewings

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

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

