



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £264,995

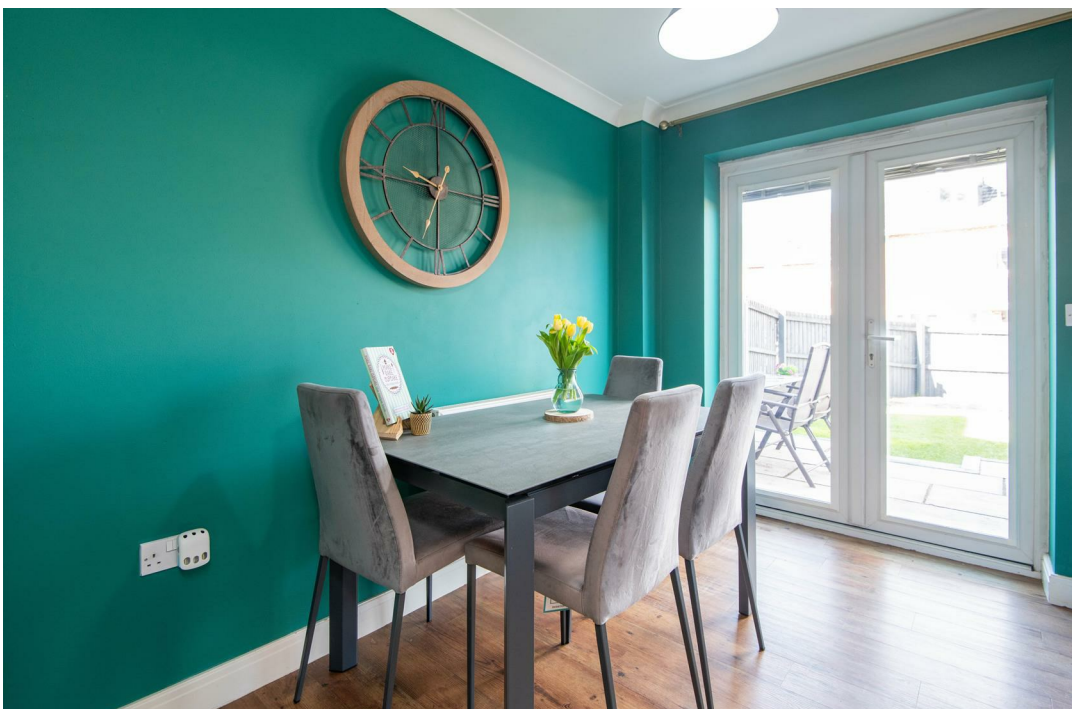
Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within the highly sought-after area of Clayton-Le-Woods, Chorley. Offering spacious accommodation set across three floors, this home is ideal for growing families seeking a versatile and modern living space in a well-connected residential location. The property benefits from a practical layout, tasteful presentation throughout and added modern comforts including a Hive thermostat system. Clayton-Le-Woods remains a popular choice for families thanks to its excellent range of nearby amenities including supermarkets, schools, cafés, parks and leisure facilities, whilst Cuerden Valley Park is also within easy reach for scenic walks and outdoor activities. The home is ideally positioned for commuters with excellent transport links nearby, including regular bus routes, train stations at Chorley and Leyland, and convenient access to the M6, M61 and M65 motorways, providing straightforward travel towards Preston, Manchester and surrounding Lancashire towns.

Stepping into the home, you are welcomed by the entrance hallway which provides access to the first floor staircase, a useful ground floor WC and the spacious lounge. The lounge offers a warm and homely atmosphere with ample room for sizeable furnishings, making it an ideal setting for relaxing with family or entertaining guests. The layout continues seamlessly through to the open plan kitchen and dining area, creating a sociable and practical heart of the home. The kitchen itself is well equipped with integrated appliances, generous worktop space and ample storage options, whilst the dining area comfortably accommodates a family dining table and enjoys views over the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms, including two generous double rooms ideal for family living. The fourth bedroom offers versatility and would make an excellent child's bedroom, nursery or home office depending on individual needs. Also located on this floor is the modern three-piece family bathroom finished with contemporary fittings. A further staircase rises to the impressive second-floor master suite, a superbly sized room that serves as a peaceful retreat from the rest of the home. This space benefits from multiple built-in wardrobes providing excellent storage, alongside a private shower en suite for added convenience and comfort.

Externally, the property enjoys attractive kerb appeal with a small lawned garden to the front, complemented by surrounding hedges and paved walkways. To the rear, there is a driveway providing off-road parking for up to two vehicles which leads directly to the garage with electric, offering additional storage or parking options. The rear garden has been thoughtfully designed to create an enjoyable outdoor space, featuring a paved seating area ideal for outdoor dining and entertaining, alongside a lawn, slate chippings and raised flower beds adding colour and character throughout. Combining spacious family accommodation, modern presentation and a desirable location close to amenities and transport links, this is a fantastic opportunity to acquire a wonderful detached home in one of Chorley's most popular residential areas.





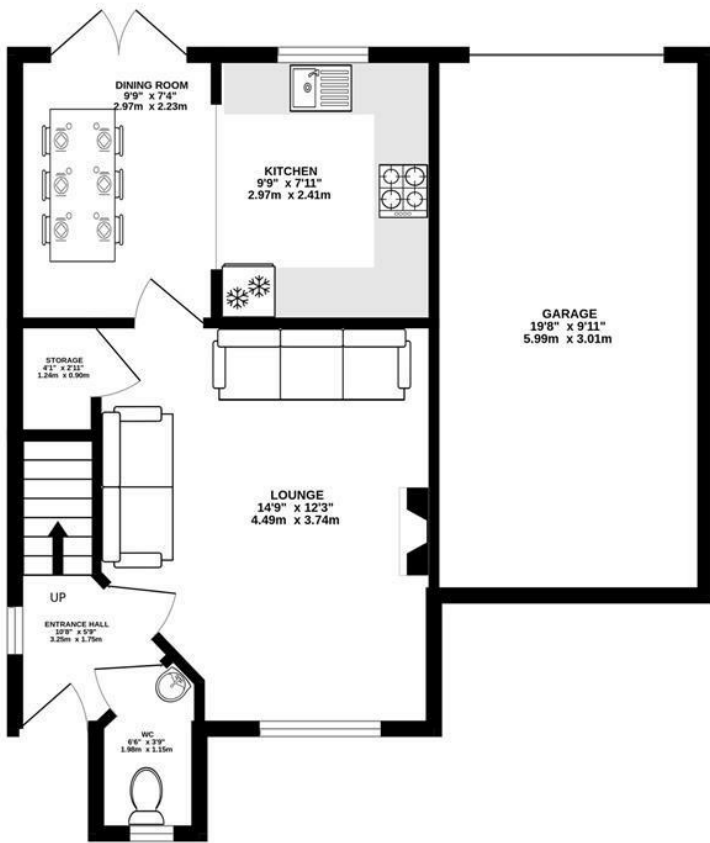




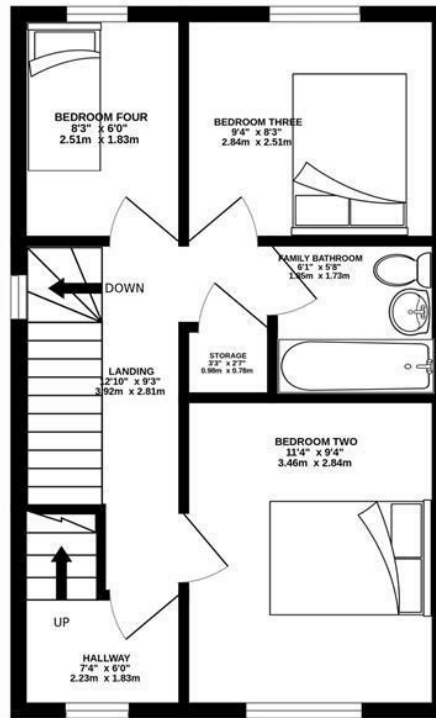




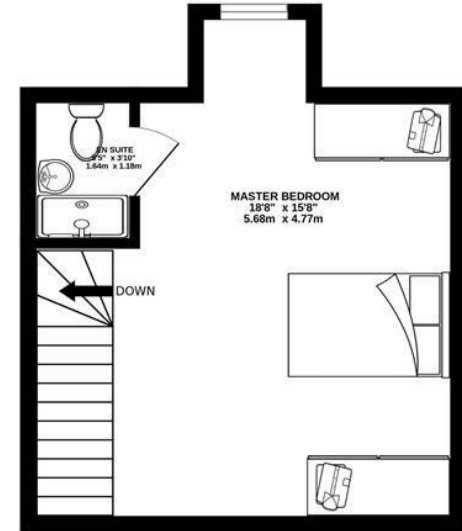
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



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

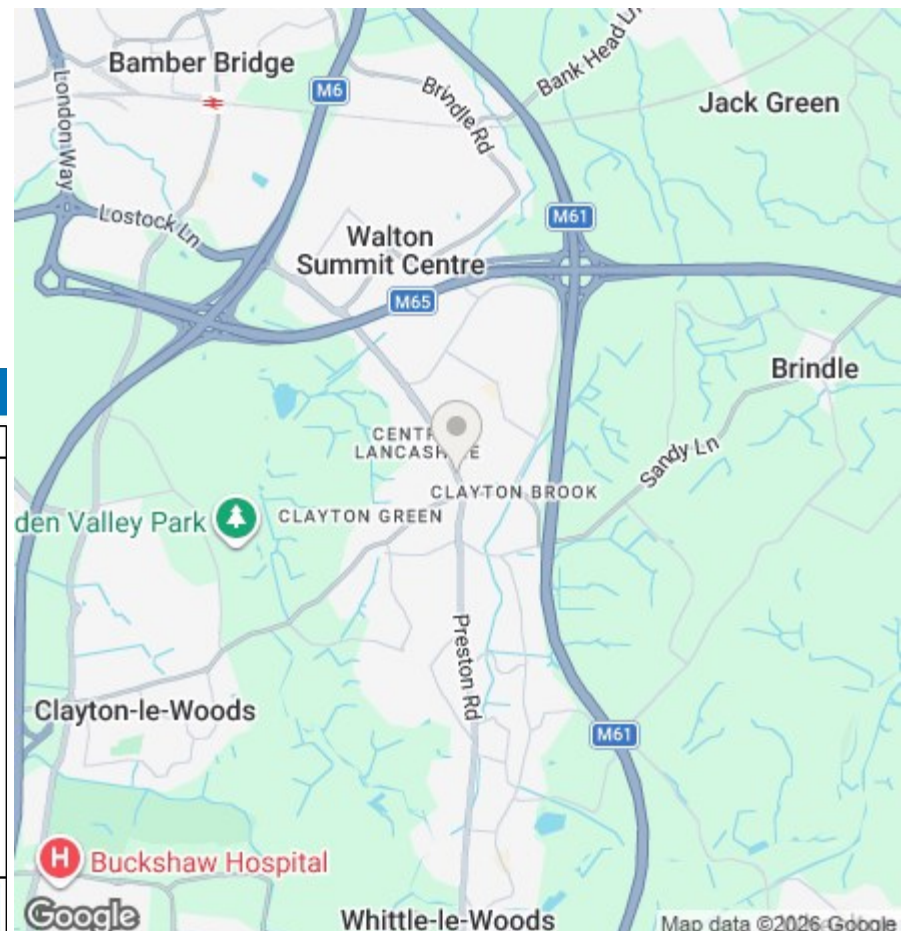


TOTAL FLOOR AREA : 1222 sq.ft. (113.5 sq.m.) approx.

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	78	82
(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 (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	