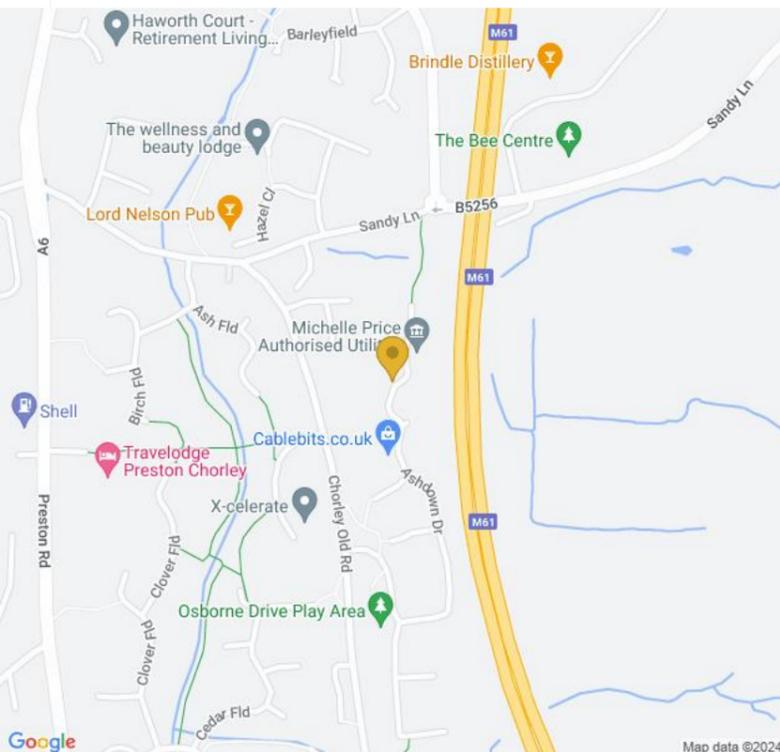


£279,000

Ashdown Drive, Clayton Le Woods, Chorley PR6



Chorley
13/15 Cleveland Street
Chorley PR7 1BH
Tel: 01257 275231
Email: chorley@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/chorley>



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Extended Four Bedroom Detached Family Home in Great Location**
- **Fabulous Oversized & Elevated Rear Garden with Views and Sunsets**
- **Lounge, Kitchen, L Shape Conservatory/Diner, Bedroom and Shower**
- **En Suite to Master, Driveway Parking, **ELECTRIC CAR CHARGER****

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC D

www.farrellheyworth.co.uk



With superb views and aspect to the rear due to its westerly aspect you are in the fortunate position of having sunsets views all year round with this extended detached family home that is situated in a desirable and quiet residential estate in the ever popular Clayton Le Woods district of Chorley.

This lovely home is presented to a good standard and is conveniently situated within easy access to motorway links (M6, M61 & M65) Chorley, Leyland and Preston town centres, close to all local amenities, good local schools, restaurants/pubs and some of the best countryside walks in the region.

Internally, the property comprises a hallway entrance leading to the converted downstairs bedroom and shower room, cloakroom WC, good size lounge with a feature fireplace, open plan fitted kitchen/diner offering a good supply of wall and base units, with sliding glass doors leading into the spacious L shaped conservatory/diner with a solid roof, French doors out onto the private patio and a delightful tiered westerly facing garden with fabulous views, due to the position the garden and property benefitting from a sunny aspect and amazing sunset views, the length is approx 50 feet.

To the first floor you will find the modern three piece family bathroom and three good sized bedrooms, the master benefiting from a shower en suite.

To the front property benefits from a double driveway and front garden.

This family home must be viewed in person to appreciate the living accommodation, gardens and location on offer.

Tenure: Freehold
Council Tax: Band D





