



***38 Back Lane  
Clayton-Le-Woods  
£248,750***



A stylish well presented **FOUR BEDROOMED DETACHED HOUSE** with a super through reception room, with French doors to the garden, a second reception, a large fitted kitchen-breakfast room, WC cloaks to ground floor, extended single garage, three double bedrooms, good sized single, first floor family bathroom, driveway for two cars, timber decked area and terraced garden.

The property offers tremendous potential for extension either to the rear or above the garage

*Directions: From Chorley Town hall proceed out of town in a northerly direction along the A6 and continue past the Hartwood Hall and straight on at the roundabout. Continue along the A6 passing St Johns Church on the left and Cureden Valley Park and take a turning on the left into Back Lane and the property is on the right hand side.*

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*The Accommodation Comprises*

Porch

A large porch protects the front uPVC double glazed door with ample natural light; uPVC double glazed glass leaded panels; feature round bulls eye window to the side; book-rack; fitted carpet; timber panelled door with etched glass panels into:-

Hall

4.69m x 1.71m  
15'4 x 5'7



Open balustered stairs with fitted carpet lead to the first floor; coving to the ceiling; wall to wall fitted carpet; central heating radiator with thermostatic control; down lighting fitted to the understairs; halogen down lighting; power points; panelled door with etched glass panels into:-

Through Reception Room

7.33m x 3.35m  
24'0 x 10'11



Cantilevered bow double glazed window in uPVC to the front and French windows to the rear; two central heating radiators with thermostatic controls; power points with polished metal plates; feature flame effect gas fire on a marble hearth and back with a stone effect surround; coved ceiling; wall to wall fitted carpet; television socket; telephone socket; three feature wall lights controlled by dimmer light switches.

Second Reception Room

4.96m x 2.42m  
16'3 x 7'11



uPVC double glazed cantilevered bow window to the front; central heating radiator with thermostatic control; power points; television socket; telephone socket; oak laminate flooring; dado rail.

### Cloaks WC

Fitted with a close coupled W.C. in white with chrome fittings; wash hand basin with chrome fittings set into a cupboard unit; stone effect tiled floor; floor to ceiling tiled walls with ornate border relief; central heating radiator with thermostatic control.

### Breakfast Kitchen

4.25m x 2.69m  
13'11 x 8'9



A good range of base and wall units with white gloss finished doors with pelmets and mouldings to the units; white tiled splash backs; power points; contrasting granite effect work surfaces; inset stainless steel sink and drainer with monobloc mixer taps; large uPVC double glazed window overlooking the rear garden and the Whittle hills beyond; inset four ring gas hob with extractor hood above; built in grill and oven; plumbed for an automatic washing machine; breakfast bar area; coved timber panelled ceiling with halogen downlights; space for large fridge freezer; oak laminate flooring; half glazed timber door leads to the inner hall where there is a door leading into the garage and hanging racks etc.,

## FIRST FLOOR

### Balustrade Landing

4.49m x 1.71m  
14'4 x 5'7



With a stripped polished hand rail and spindles; wall to wall fitted carpet; large uPVC double glazed window to the front; access to loft; coved ceiling; power point.

### Master Bedroom (Rear)

3.87m x 3.34m  
12'8 x 10'11



With a large uPVC double glazed window; central heating radiator with thermostatic control; good range of built-in wardrobes with seven doors; dado rail; power points; wall to wall fitted carpet; telephone socket.

Bedroom Two (Front)

3.35m x 3.34m  
11'0 x 10'11

Large uPVC double glazed window to the front with a central heating radiator with thermostatic control; power points; wall to wall fitted carpet; coved ceiling.



Bedroom Three (Rear)

4.26m x 2.73m  
13'11 x 8'11

Large uPVC double glazed window overlooking the rear garden with views over the Whittle hills and the West Pennine Moors beyond; central heating radiator with thermostatic control; wall to wall fitted carpet; power points; wall to wall built-in fitted wardrobes; coved ceiling.



Bedroom Four (Front)

2.45m x 2.41m  
8'0 x 7'10

Large uPVC double glazed window; central heating radiator with thermostatic control; telephone socket; power points; wall to wall fitted carpet.



## Bathroom



Fitted with a four piece suite in white incorporating a panelled bath; pedestal wash hand basin; close coupled W.C.; separate shower cubicle with an electric shower and glazed door; fully tiled glazed ceramic walls; complimentary ceramic tiled floor; uPVC double glazed window; central heating radiator.

## OUTSIDE

### Driveway

Cobbled effect front driveway with parking for two vehicles and leads to the garage

### Garage

2.63m ((8'7) door opening extending to 3.09m (10'1) by 6.58m (21'7)

Pressed steel up-and-over door with remote electric operating; concrete floor; fitted with power and light; plumbed for tumble dryer; rear door into the house; uPVC half glazed door to the garden.

### Front Garden

Lawned area to the front; conifer hedge to the front; plant borders; pathway continues to the side.

### Rear Garden



With a timber decked area and a flagged terrace with steps leading to the lawn; barked childrens play area; mature shrubs and plants; timber panelled fencing to the perimeters.

The garden is not overlooked to the rear and has splendid views.



Views to the rear.