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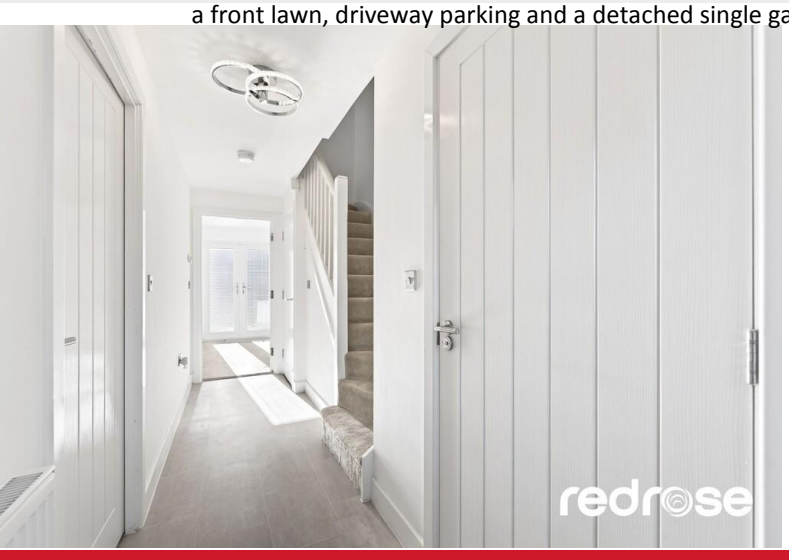
13 Etford Close

Clayton Le Woods , Lancashire, PR25 5BA

Stylish Four-Bedroom Townhouse | Built in 2023 | En-Suite | Driveway & Detached Garage. Situated on the popular Etford Close development in Clayton-le-Woods, this beautifully presented four-bedroom semi-detached townhouse offers modern, move-in-ready accommodation extending to approximately 1,249 sq ft, arranged over three floors. Designed with contemporary living in mind, the property features a stylish kitchen diner, spacious lounge with French doors opening onto the enclosed rear garden, and a convenient ground-floor WC. The first floor provides three well-proportioned bedrooms and a family bathroom, while the top-floor main bedroom benefits from its own en-suite, creating a private retreat. Externally, the property enjoys a front lawn, driveway parking and a detached single garage

Asking Price £325,000

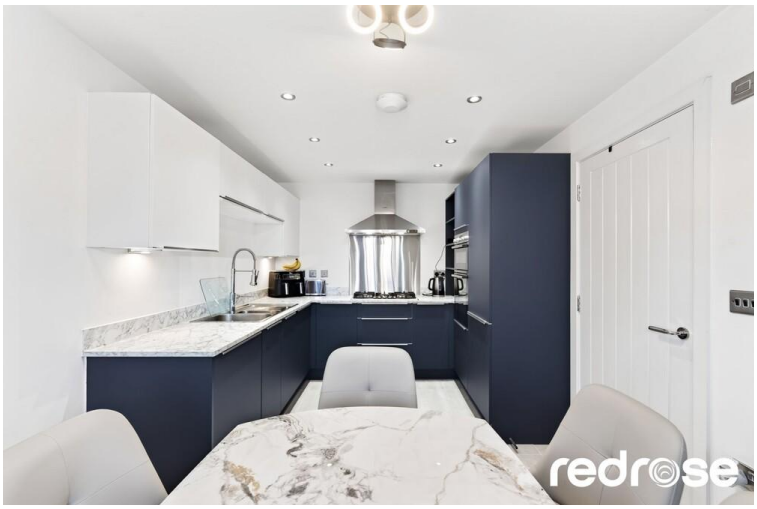
EPC Rating ‘85B’





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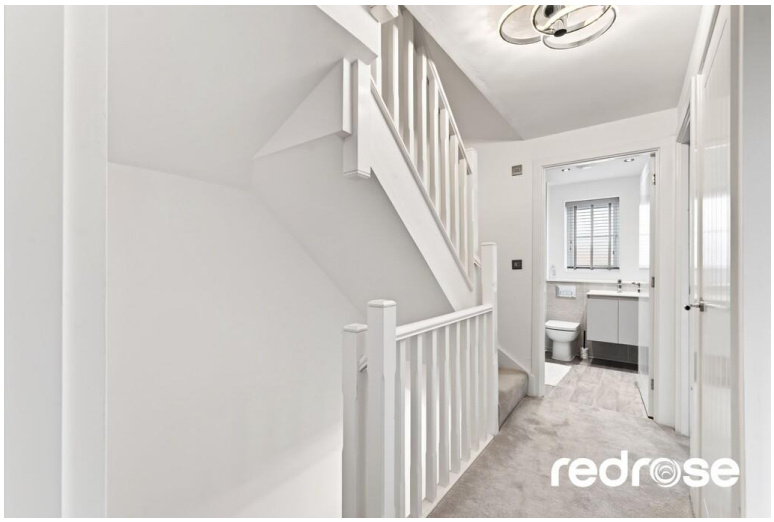
Property Description

HALLWAY
The welcoming entrance hall provides access to a convenient downstairs WC, adding practicality for everyday family living and visiting guests.

KITCHEN/DINER
14' 0" x 8' 1" (4.27m x 2.46m) The hub of the home is the stunning kitchen/diner, beautifully fitted with sleek dark matt cabinetry complemented by crisp white gloss wall units, elegant marble-effect worktops and stylish under-cupboard lighting. Designed with both practicality and style in mind, it features a gas hob with a stainless steel splashback and chimney-style extractor, a built-in double oven housed within a tall unit, and a one-and-a-half bowl stainless steel sink with a contemporary mixer tap. The bright and spacious dining area is enhanced by a large bay window, comfortably accommodating a six-seater dining table and creating the perfect setting for everyday family meals as well as entertaining guests.









LOUNGE

16' 0" x 11' 7" (4.88m x 3.53m) The spacious living room offers a welcoming place to relax, finished in neutral tones with soft carpeting and plenty of room for a large corner sofa and additional furnishings. French doors open directly onto the rear garden, allowing natural light to fill the room and creating a seamless connection between indoor and outdoor living, perfect for relaxing with family or entertaining during the warmer months.

FIRST FLOOR LANDING

Access to the first floor bedrooms and family bathroom.

BEDROOM TWO

12' 1" x 8' 5" (3.68m x 2.57m) A spacious double bedroom offering plenty of room for a double bed and additional bedroom furniture, finished in neutral tones to create a comfortable and relaxing retreat.

BEDROOM THREE

12' 11" x 9' 0" (3.94m x 2.74m) A further generously sized double bedroom, offering ample space for a double bed and bedroom furnishings, making it an ideal guest room or comfortable additional bedroom.

BEDROOM/STUDY

7' 4" x 6' 5" (2.24m x 1.96m) Bedroom four offers a versatile space, ideal for a child's bedroom, nursery or home office, with flexibility to suit a variety of needs as family life evolves.

FAMILY BATHROOM

6' 8" x 6' 4" (2.03m x 1.93m) The contemporary family bathroom is fitted with a stylish white suite, comprising a bath with shower over and glass screen, a modern vanity wash basin with useful storage beneath, and a WC. Finished with complementary tiling, the room offers a clean, modern finish with practical features for everyday family living.

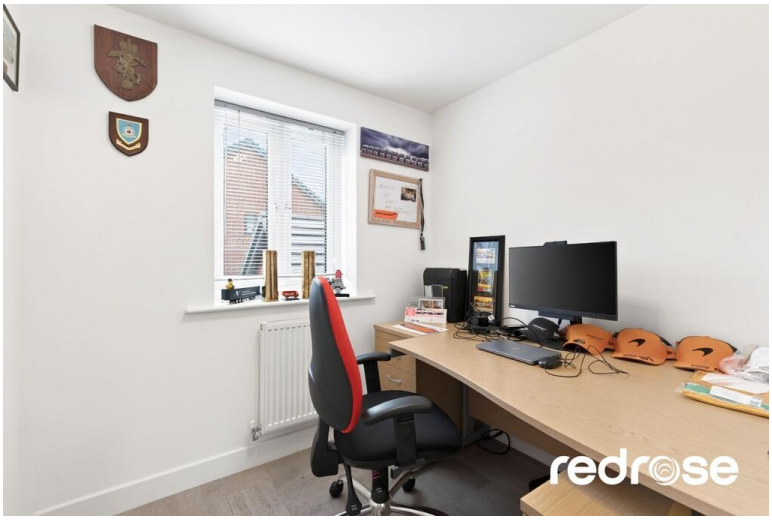
SECOND FLOOR LANDING

Access to the master bedroom

MASTER BEDROOM

22' 4" x 16' 3" (6.81m x 4.95m) The entire top floor is dedicated to an impressive main bedroom suite, creating a private and peaceful retreat away from the main living areas. Generously proportioned, the bedroom benefits from a skylight that draws in natural light, fitted wardrobes and ample space for a king-size bed and additional furnishings.









ENSUITE

Completing the suite is a contemporary en-suite shower room, fitted with a spacious walk-in shower enclosure, WC and a stylish wood-effect vanity unit with wash basin.

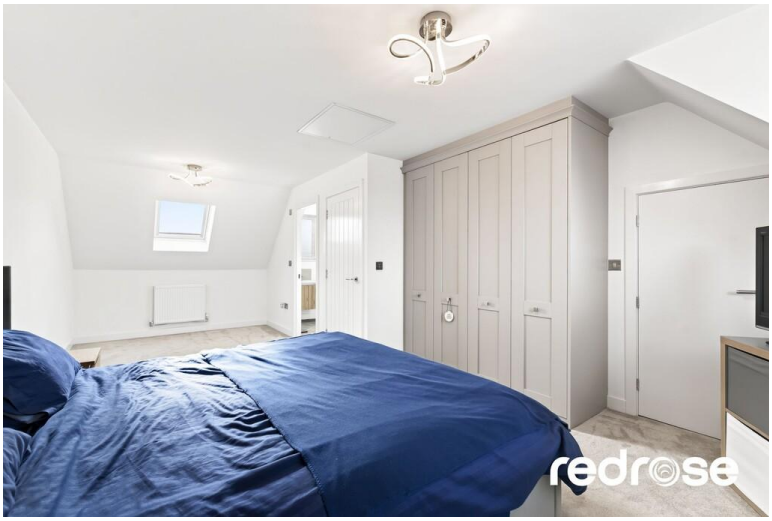
EXTERNALLY

To the front, the property enjoys an attractive lawned garden alongside a private driveway providing off-road parking and leading to a detached single garage, offering excellent storage potential or space for bikes, tools and hobbies. The enclosed rear garden is designed for both relaxation and family enjoyment, featuring a generous lawn, a paved patio adjoining the house and a gravelled border, all enclosed by fencing for added privacy. With plenty of space for children to play, pets to enjoy and outdoor furniture to create an inviting entertaining area, it is an ideal setting for making the most of the warmer months.

LOCATION

Clayton-le-Woods is ideally placed for everyday convenience, with local shops nearby and larger supermarkets at Clayton Green, while Leyland, Chorley and Preston offer an excellent choice of shopping, cafés, restaurants and leisure facilities. Families benefit from nearby primary schools and Runshaw College in Leyland. For outdoor pursuits, Cuerden Valley Park offers scenic woodland walks and open green spaces, with Leyland and Shaw Hill Golf Clubs and attractions such as Astley Hall and Brockholes Nature Reserve also within easy reach. Leyland railway station provides regular services to Preston and connections further afield, while local bus routes and convenient access to the M6, M61 and M65 make commuting across Lancashire and beyond straightforward.









THE BURFORD

4 BEDROOM HOME



Ground Floor

Kitchen/Dining Room
2740mm x 4290mm
8'11" x 14'0"

Living Room
4899mm x 3553mm
16'0" x 11'7"

Cloaks
855mm x 1945mm
2'9" x 6'4"

First Floor

Bedroom 2
2565mm x 3938mm
8'5" x 12'11"

Bedroom 3
2751mm x 3945mm
9'0" x 12'11"

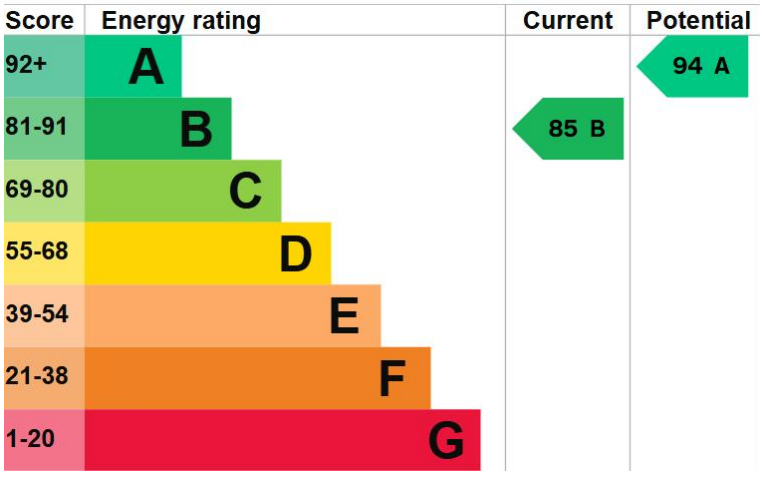
Study
2241mm x 1978mm
7'4" x 6'5"

Bathroom

Second Floor

Bedroom 1
4959mm x 6819mm
16'3" x 22'4"

Ensuite
2116mm x 2288mm
6'11" x 7'6"



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements