

Oak Croft, Clayton-Le-Woods

PR6 7UH

In Excess of £100,000





Delightful one bedroom property with sun room and plenty of outside space in a quiet and popular residential area close to village and town centre amenities, primary transport routes and excellent schools. Available with no upward chain. Step through the gate into the cottage garden which is beautifully planted for both wildlife and privacy including roses, clematis, hebe, buddleia, and gated access also leads to the off road parking for two vehicles. Step into the reception room with bespoke built in office space, and from there to the sun room overlooking the garden. Completing the ground floor the fitted kitchen comprises a range of wall and base units with appliances including free standing cooker, refrigerator and freezer and washing machine. To the first floor the double bedroom has built in storage and houses the Baxi combi boiler. The bathroom comprises tiled elevations, wash hand basin, wc and bath with mixer shower over. If you are looking for your first home, a pied a terre or to downsize to a lovely location then this could well be the property for you.





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Council Tax band: A

Tenure: Freehold

- Delightful one bedroom property
- Off road parking
- Sun room
- Cottage garden
- Media tour
- No upward chain



Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

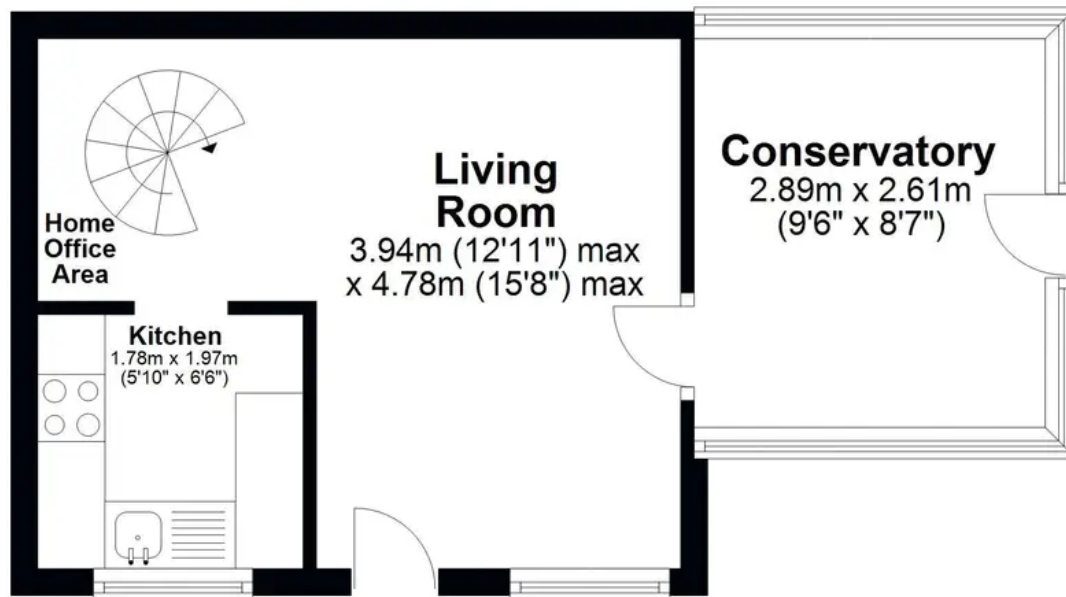
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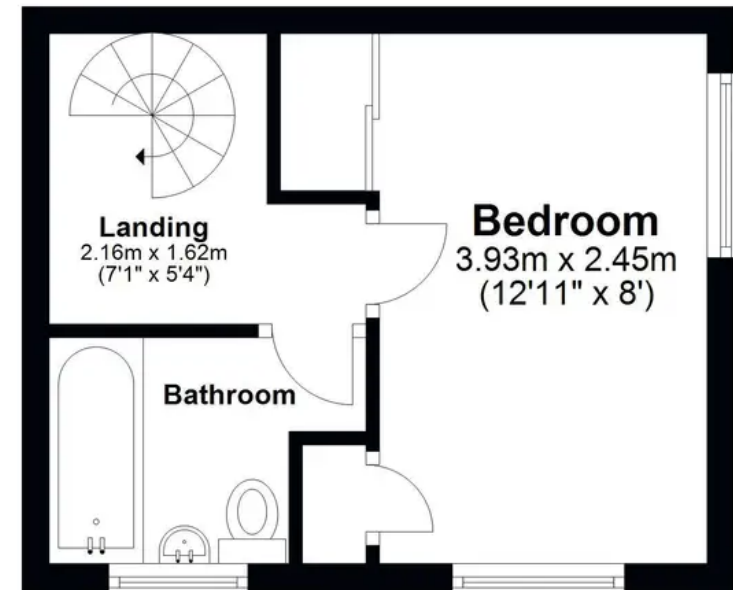
## Ground Floor

Approx. 26.5 sq. metres (284.7 sq. feet)



## First Floor

Approx. 18.9 sq. metres (203.8 sq. feet)



Total area: approx. 45.4 sq. metres (488.5 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE

Plan produced using PlanUp.