



Carlton Avenue, Clayton-Le-Woods, Chorley

Offers Over £199,995

Ben Rose Estate Agents are thrilled to present this extended two-bedroom detached bungalow, nestled in the highly sought-after village of Clayton-Le-Woods. Perfect for those seeking single-level living, this charming home enjoys a prime location on the outskirts of Chorley, offering easy access to major Northwest towns and cities via the M6, M61, and M65 motorways. Despite its excellent transport links, the property is surrounded by the picturesque Lancashire countryside and benefits from proximity to well-regarded schools, nurseries, and local amenities.

Stepping inside, the porch provides direct entry into the open-plan kitchen and dining area. The kitchen is fitted with ample wall and base units, offering plenty of storage and space for freestanding appliances, while the adjacent dining area easily accommodates a family dining table. From here, access leads to the hall, where a generously sized lounge awaits, bathed in natural light from its dual-aspect windows and featuring a cozy electric fireplace.

Further along the hall is the family bathroom, complete with a corner shower. A convenient storage cupboard is also located here. At the rear of the property, two well-proportioned double bedrooms both enjoy direct access to the spacious conservatory through patio doors. This bright and versatile space serves as an additional living area and opens onto the garden.

Outside, the tiered garden is a mix of paved and lawned areas, bordered by mature shrubs, creating a private and tranquil outdoor retreat. A single detached garage offers additional storage or parking, while a large gated driveway provides off-road space for multiple vehicles. The front of the property is framed by mature trees and a low-maintenance garden, enhancing its appeal.

Offered with no onward chain, this delightful bungalow presents a fantastic opportunity for those looking to settle in a desirable village location.





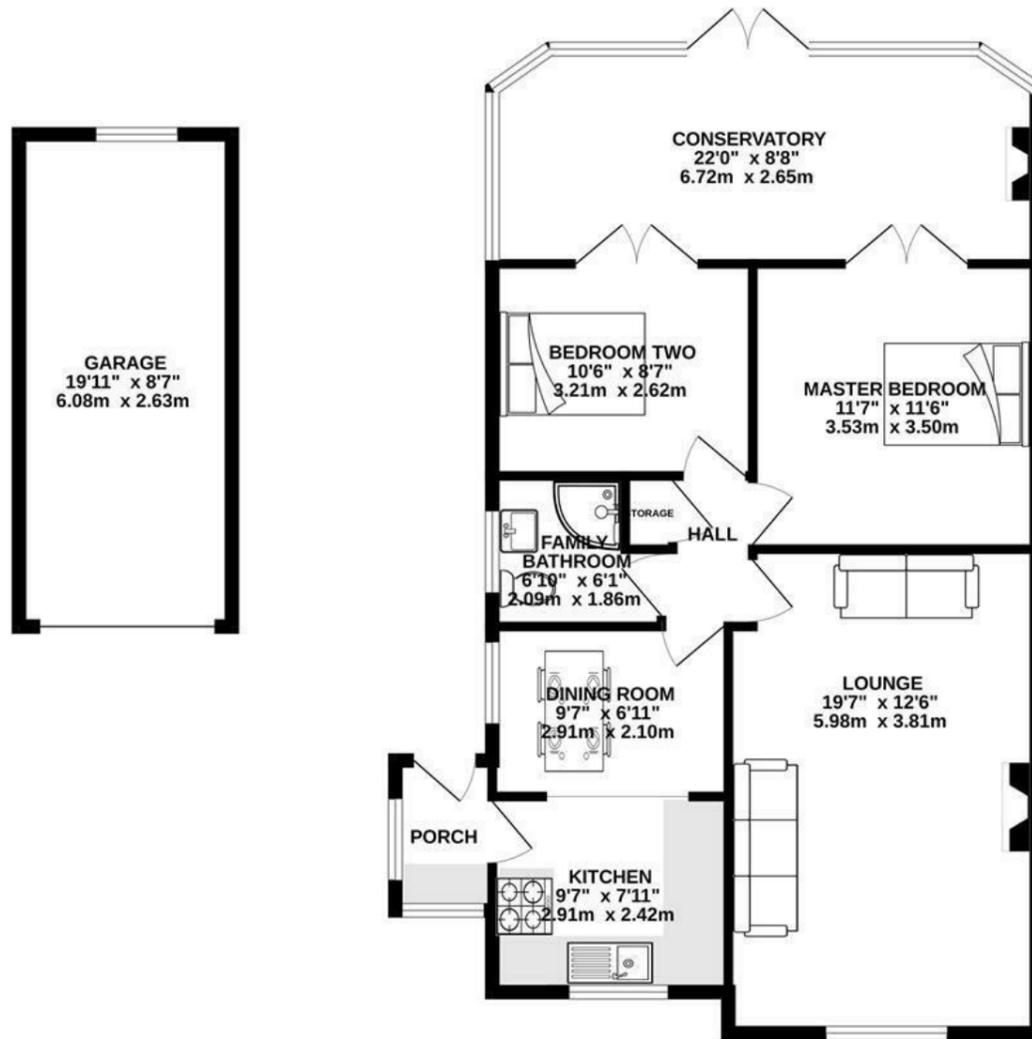








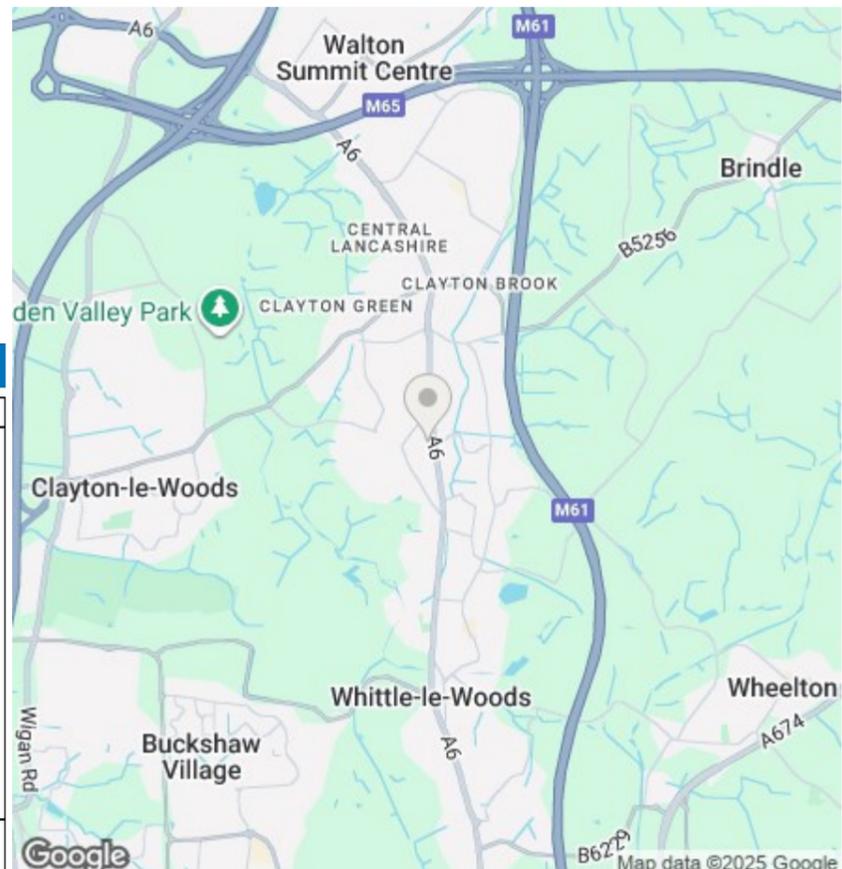
GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.4 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	