



## Bone Croft, Clayton-Le-Woods, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this lovely two-bedroom detached bungalow nestled away on a quiet cul de sac in Clayton-Le-Woods. This house boasts a move-in ready standard as well as offering ample opportunity for modernisation. Being situated close to local supermarkets and amenities as well as being near Chorley and Preston city center means this home offers both convenience and comfort. There are also superb travel links as well as easy access to the M6 and M65 motorways.

As you step into the property, you are greeted by a inviting porch leading into the kitchen and lounge. The kitchen is sufficient in size with ample worktop surfaces, wall and base units as well as integrated appliances such as a hob/oven, and room for freestanding units. Moving to the spacious and cosy lounge you will find a front facing window and feature fireplace creating a homely and bright atmosphere. Continuing to the rear of the house are the two sizable double bedrooms, the master bedroom benefiting from an extension in the form of a conservatory, providing ample natural light as well as access to the rear garden and offering a lovely space to relax. Completing the house is a three-piece family bathroom with a corner shower.

Moving outside, the property boasts a good-sized garden with lots of potential. There is a convenient shed for ample storage for outdoor equipment. At the front of the property there is a large drive providing off the road parking for at least three cars.

Overall this charming bungalow offers a wonderful opportunity to create your cosy dream home in a desirable location and viewing at the earliest convenience is highly recommended to avoid any potential disappointment.



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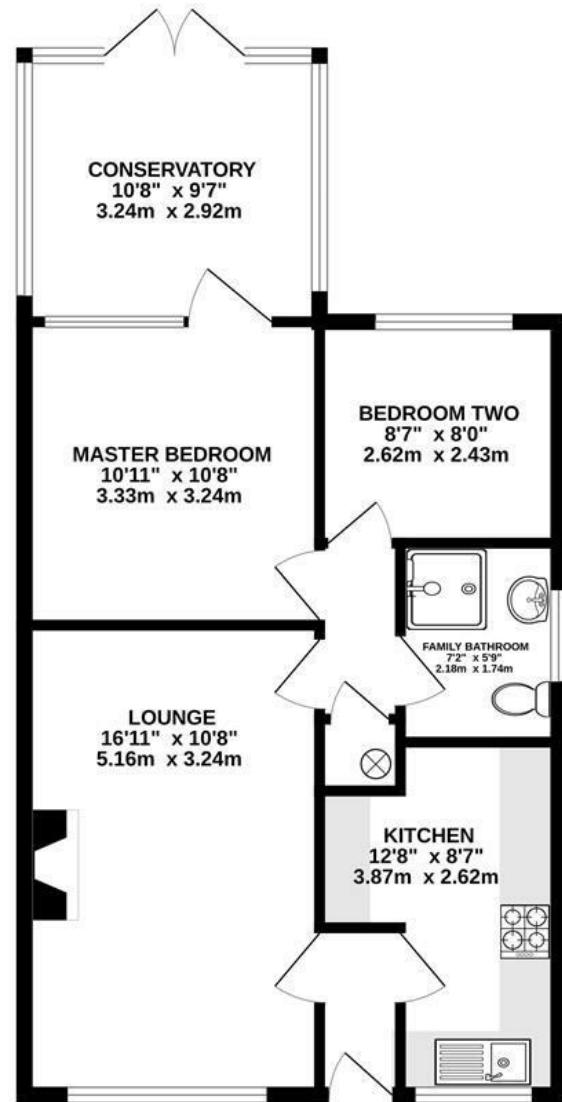


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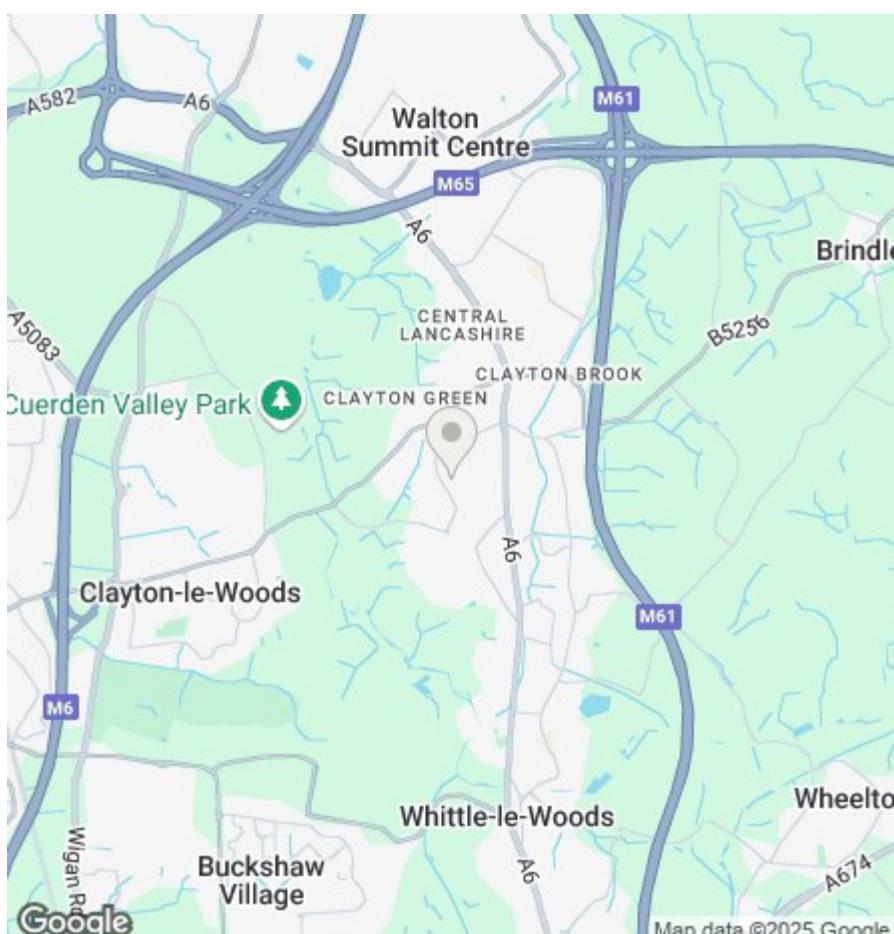
GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	