



## Radburn Close, Clayton-Le-Woods, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom detached bungalow, nestled within a pleasant cul-de-sac in the sought-after area of Clayton-le-Woods. Ideally located, the property is just a short drive from Chorley town centre and is surrounded by excellent local schools, shops, and amenities. The home also benefits from fantastic travel links, with nearby train stations, easy access to the M6 and M61 motorways, and a short walk to the main Chorley-to-Preston bus route.

The home briefly comprises a spacious lounge featuring a central fireplace and a charming bay window with seating, overlooking the front aspect. From the lounge, you enter the dining room which provides ample space for a family dining table and offers access to the remainder of the home, including the kitchen. The kitchen offers ample storage along with space for freestanding appliances and includes a single door leading out to the side of the property where there is an enclosed courtyard garden. Continuing through the home, you will find three well-proportioned bedrooms, all benefiting from fitted storage, with the master bedroom also featuring a single door providing direct access to the rear garden. A modern three-piece shower room completes the internal layout.

Externally, to the front, there is a well-maintained garden along with a private driveway providing off-road parking for multiple vehicles. The driveway leads to the attached single garage, which can be accessed via an up-and-over door to the front and a single access door from the rear garden.

The rear garden is generously sized and offers excellent privacy. It incorporates a tiered rockery garden, lawn, and paved patio areas, creating a tranquil setting ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





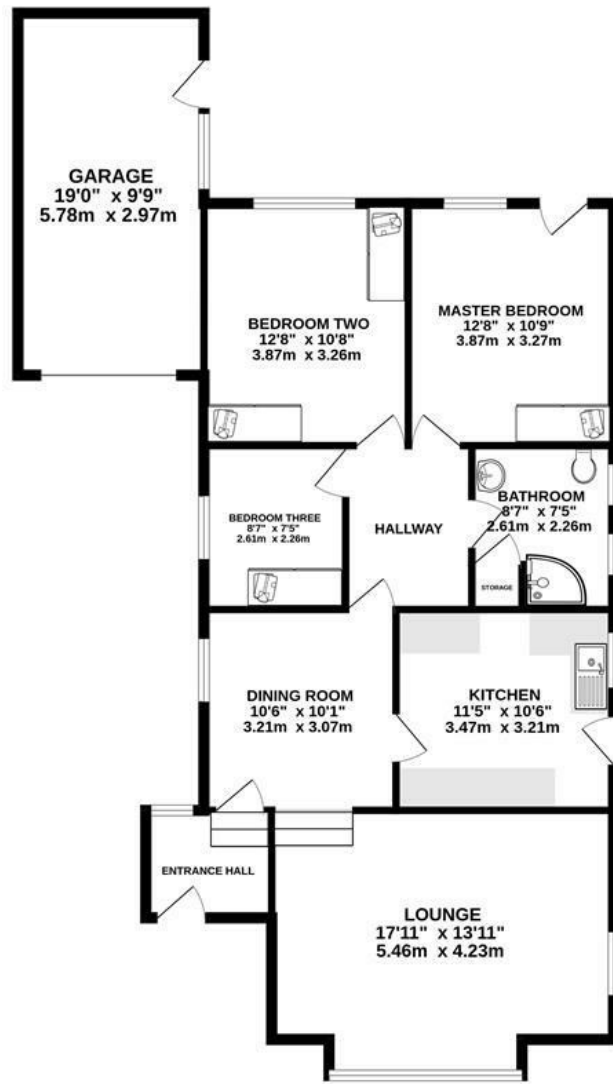








GROUND FLOOR  
1137 sq.ft. (105.7 sq.m.) approx.

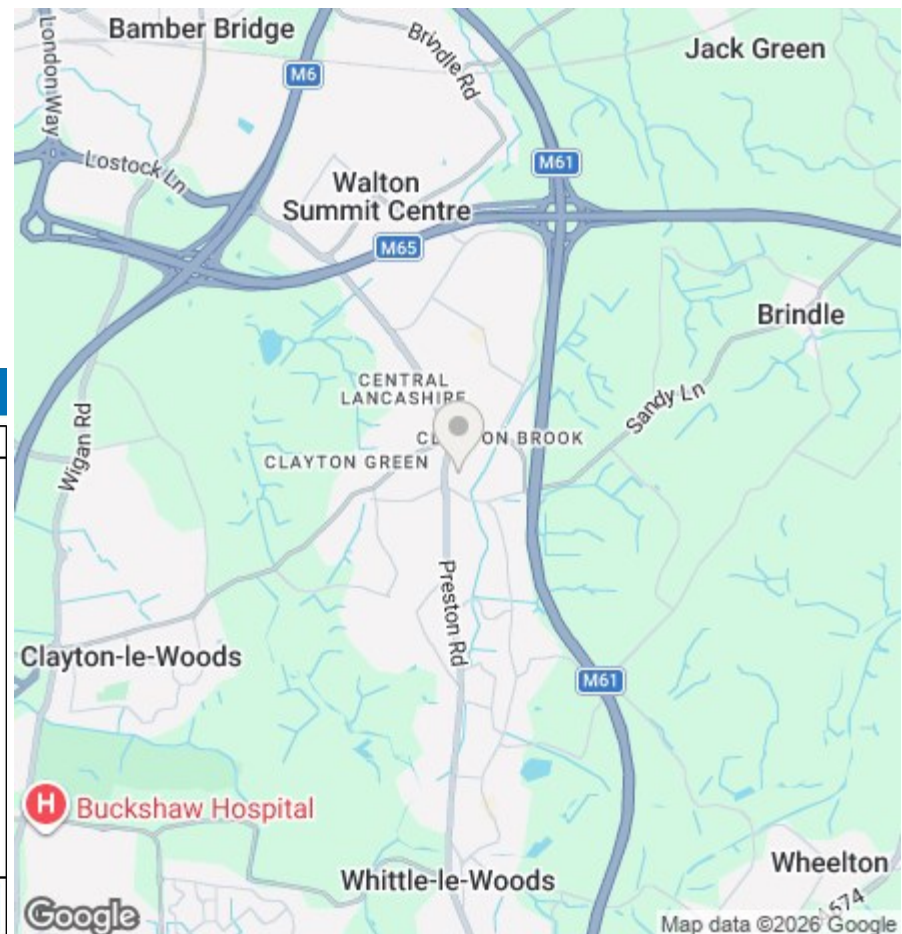


TOTAL FLOOR AREA : 1137 sq.ft. (105.7 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	