



## Carlton Avenue, Clayton-Le-Woods, Chorley

**Offers Over £259,995**

Ben Rose Estate Agents are pleased to present to market this spacious and exceptionally well-maintained five-bedroom semi-detached family home, situated in the highly sought-after area of Clayton-le-Woods. Offering generous and versatile living accommodation throughout, this impressive home is perfectly suited to growing families, with five well-proportioned bedrooms, multiple reception spaces and both an integrated and detached garage. The property enjoys a convenient location close to a fantastic range of local amenities, including well-regarded schools, supermarkets, parks and leisure facilities, whilst nearby Chorley and Leyland town centres provide an even wider selection of shops, restaurants and entertainment. Excellent transport links are also close by, with regular bus routes, easy access to both Leyland and Chorley railway stations, and the M6, M61 and M65 motorway networks all within easy reach, making commuting across Lancashire and beyond both simple and convenient.

Stepping through the external porch, you are welcomed into a bright and airy reception hall, where the staircase is positioned ahead and provides access to the first floor. From here, you enter the spacious front lounge, a warm and inviting room centred around a traditional wooden fireplace with a cast iron electric fire, complemented by built-in storage and a large front-facing window that floods the room with natural light. A generous opening leads seamlessly into the dining room, creating an excellent entertaining space whilst still retaining a sense of separation. The dining room enjoys pleasant views over the rear garden and offers direct access into the modern fitted galley kitchen. The kitchen has been thoughtfully designed with a range of integrated appliances, attractive tiled walls, durable vinyl plank flooring and ample worktop and storage space. A window overlooks the rear garden, whilst an external door provides direct access to the patio. A further door leads conveniently into the integrated garage. Completing the ground floor is a useful downstairs WC, neatly positioned beneath the staircase.

The first floor offers five well-proportioned bedrooms, providing flexible accommodation for larger families or those requiring space for guests, hobbies or home working. The generous principal bedroom overlooks the front garden, whilst the second bedroom also enjoys a front aspect and benefits from integrated wardrobes. Bedrooms three and four overlook the private rear garden, and the fifth bedroom faces the front, making it equally suitable as a bedroom, nursery or home office. Serving all bedrooms is the spacious four-piece family bathroom, fitted with a corner shower, separate bath, wash basin and WC, with fully tiled walls and flooring creating a stylish and practical finish.

Externally, the property benefits from a driveway providing off-road parking for one vehicle, leading directly to the integrated garage, which is fitted with an electric roller door. A well-maintained lawned front garden enhances the property's kerb appeal, whilst to the rear, the garden has been thoughtfully arranged to create a wonderful outdoor space for the whole family. A secluded flagged patio extends directly from the kitchen, leading onto a raised decking area before opening onto a private lawned garden. The detached garage is positioned to the side, providing excellent additional storage or workshop potential. Combining generous family accommodation, superb outdoor space and a highly desirable location, this is a fantastic home that is ready to be enjoyed for years to come.













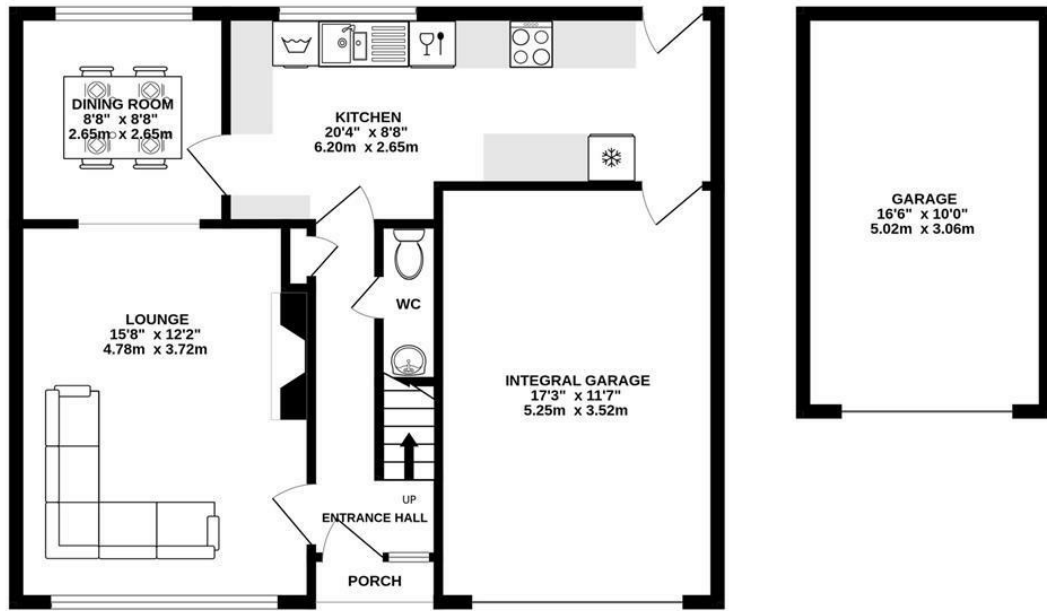




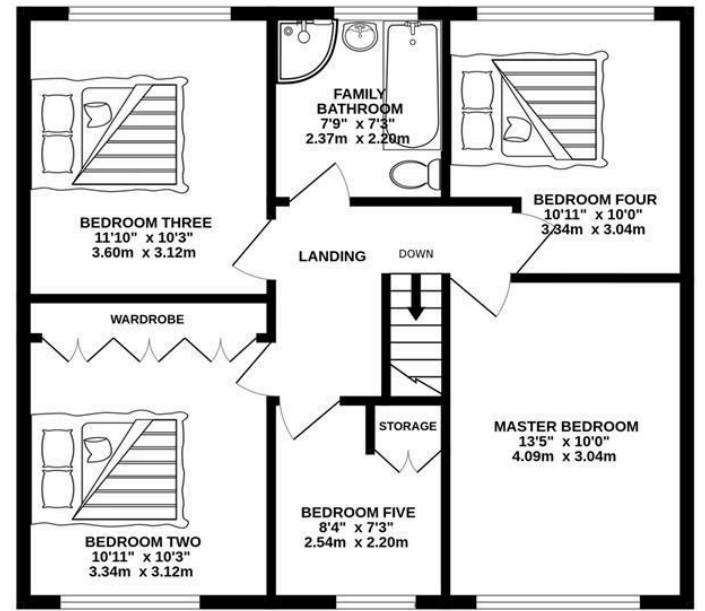




GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



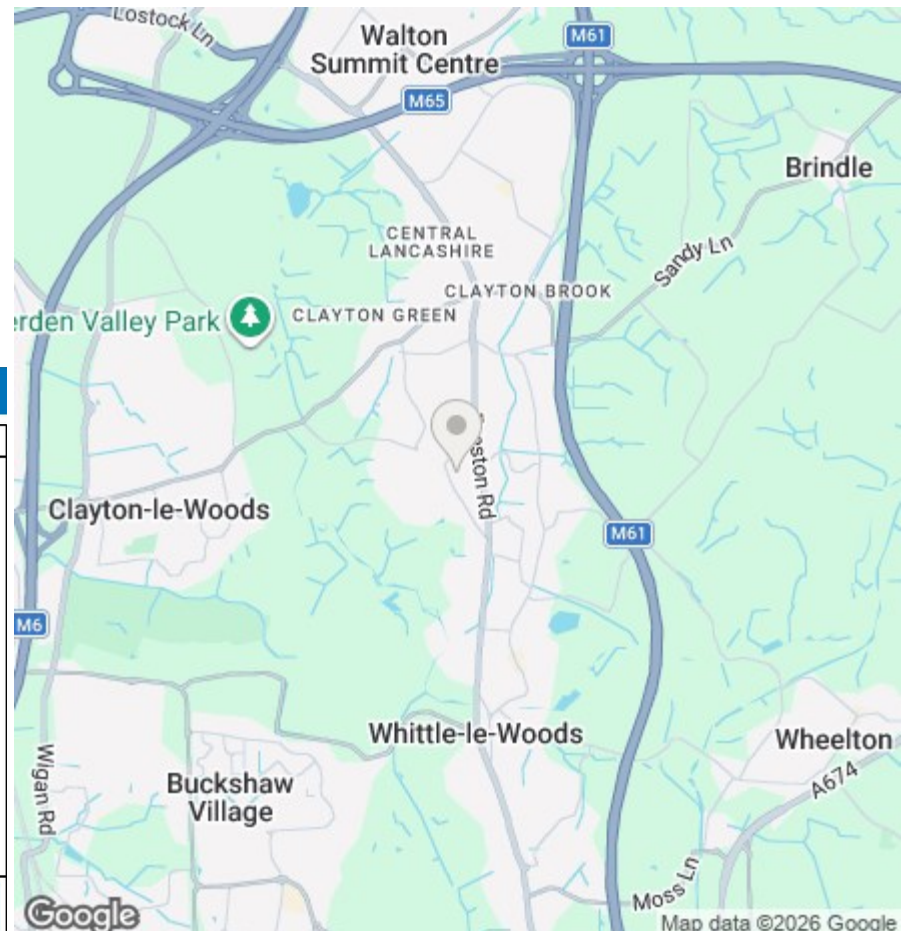
1ST FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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>67</b>	<b>77</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	