



**Baytree Road, Clayton-Le-Woods, Chorley**

**Offers Over £299,995**

Ben Rose Estate Agents are pleased to present to market this substantially extended detached bungalow, offering an impressive 1350 sq. ft of versatile living space in the highly desirable area of Clayton-le-Woods. Beautifully maintained and ideal for families, this spacious home combines modern finishes with flexible accommodation. The property is ideally located close to Leyland and Chorley, benefiting from excellent transport links including rail services from Leyland to Preston, Manchester and Liverpool. There is also easy access to the M6, M61 and M65 motorways, along with regular bus routes to Chorley and Preston. For those who enjoy the outdoors, Cuerden Valley Park is just a short distance away.

Entering the home via the side, you are welcomed into a modern fitted kitchen featuring an induction hob and integrated dishwasher, offering both style and practicality. A door leads into an internal hallway, providing access to a spacious double bedroom positioned to the front and a large dining room, perfect for entertaining. From here, a second inner hallway opens up to the remainder of the home, creating a natural flow between living spaces.

The generous master bedroom is a standout feature, complete with fitted wardrobes, a dressing area, Velux window, and a contemporary ensuite shower room. To the rear, the spacious lounge enjoys an abundance of natural light from Velux windows and benefits from tri-folding doors that open out onto the garden. A third bedroom, ideal as a single room or home office, is also accessed from this hallway, alongside a modern family shower room.

Externally, the property offers ample parking to the front for up to four or five vehicles, with a driveway, car port, and access to a single garage. The beautifully landscaped rear garden features a paved patio seating area, a well-kept lawn, and a charming rockery with fountain, as well as a large summer house. This exceptional home also benefits from solar panels, offering improved energy efficiency and long-term savings.

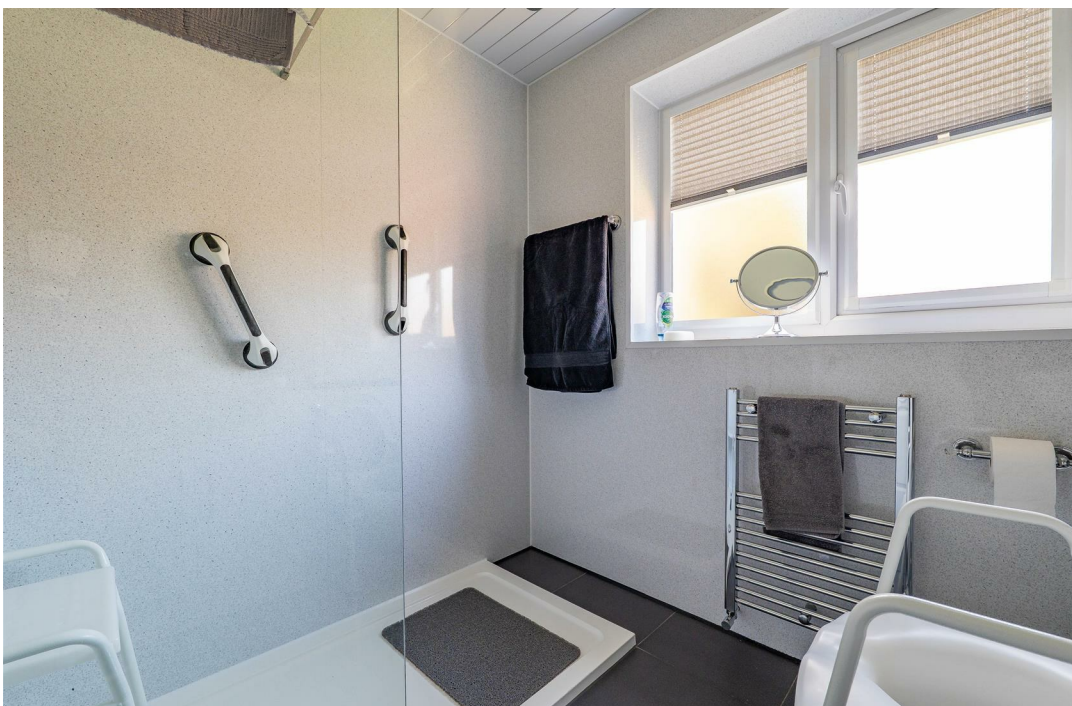












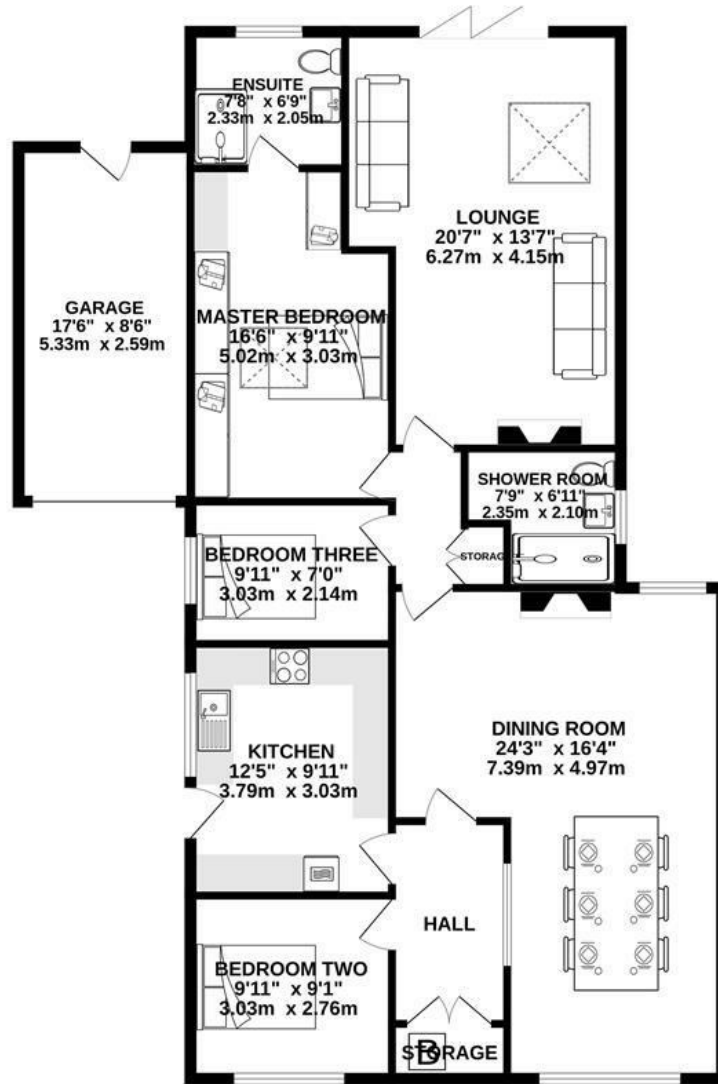








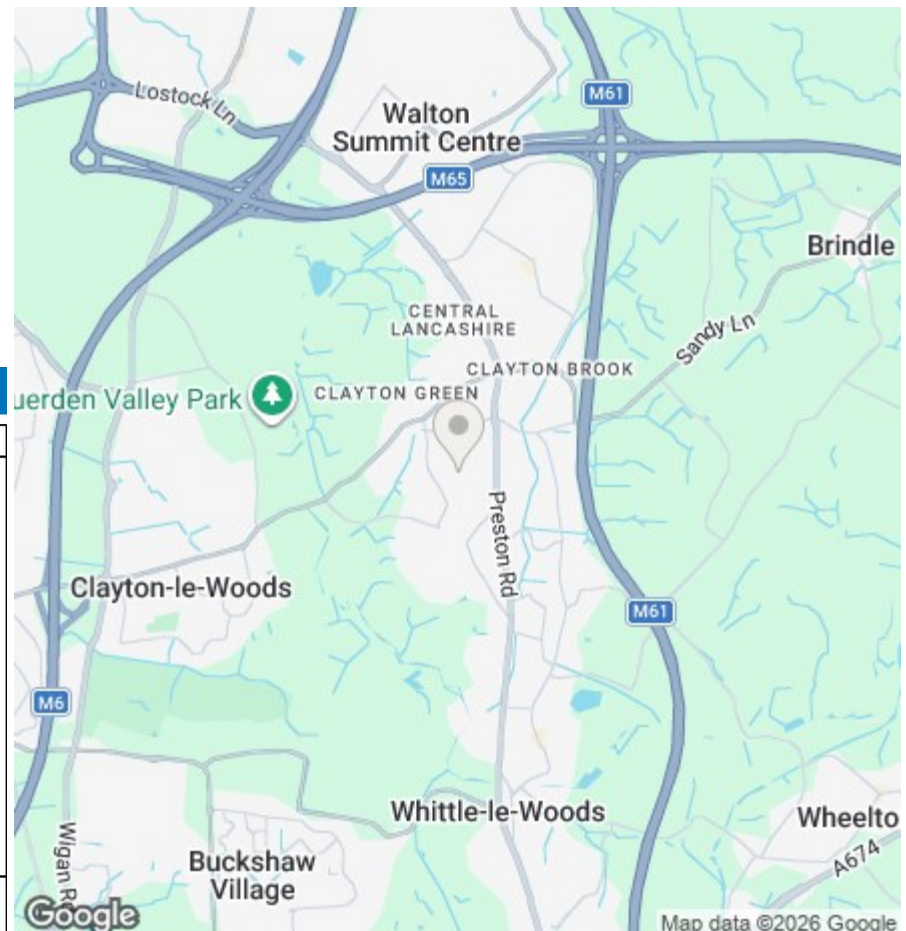
GROUND FLOOR  
1358 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA: 1358 sq.ft. (126.1 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>	<b>76</b>	<b>79</b>
(55-68) <b>D</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	