



BEN ROSE

Radburn Close, Clayton-Le-Woods, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this beautiful, NO CHAIN, three-bedroom detached bungalow, which has undergone a complete renovation, featuring a brand new kitchen and bathroom. Nestled towards the end of a quiet cul-de-sac in Clayton-Le-Woods, this charming home offers modern living in a secluded location. It's conveniently situated near supermarkets, pubs, and various amenities, and boasts excellent travel links, with easy access to both the towns of Chorley and Leyland, as well as the nearby M6 and M61 motorways.

As you step inside, the entrance hall welcomes you into an open plan kitchen/breakfast room/diner, exuding contemporary elegance. The newly fitted kitchen boasts integrated appliances and a breakfast bar for up to two people, while the dining area offers space for a dining table, bathed in natural light by tall windows. Continuing this open-plan theme, you'll find a spacious lounge area with a large window. Moving through the hallway, you'll discover three bedrooms, with two of them generously sized, perfect for a family. The stunning four-piece family bathroom completes the ground floor.

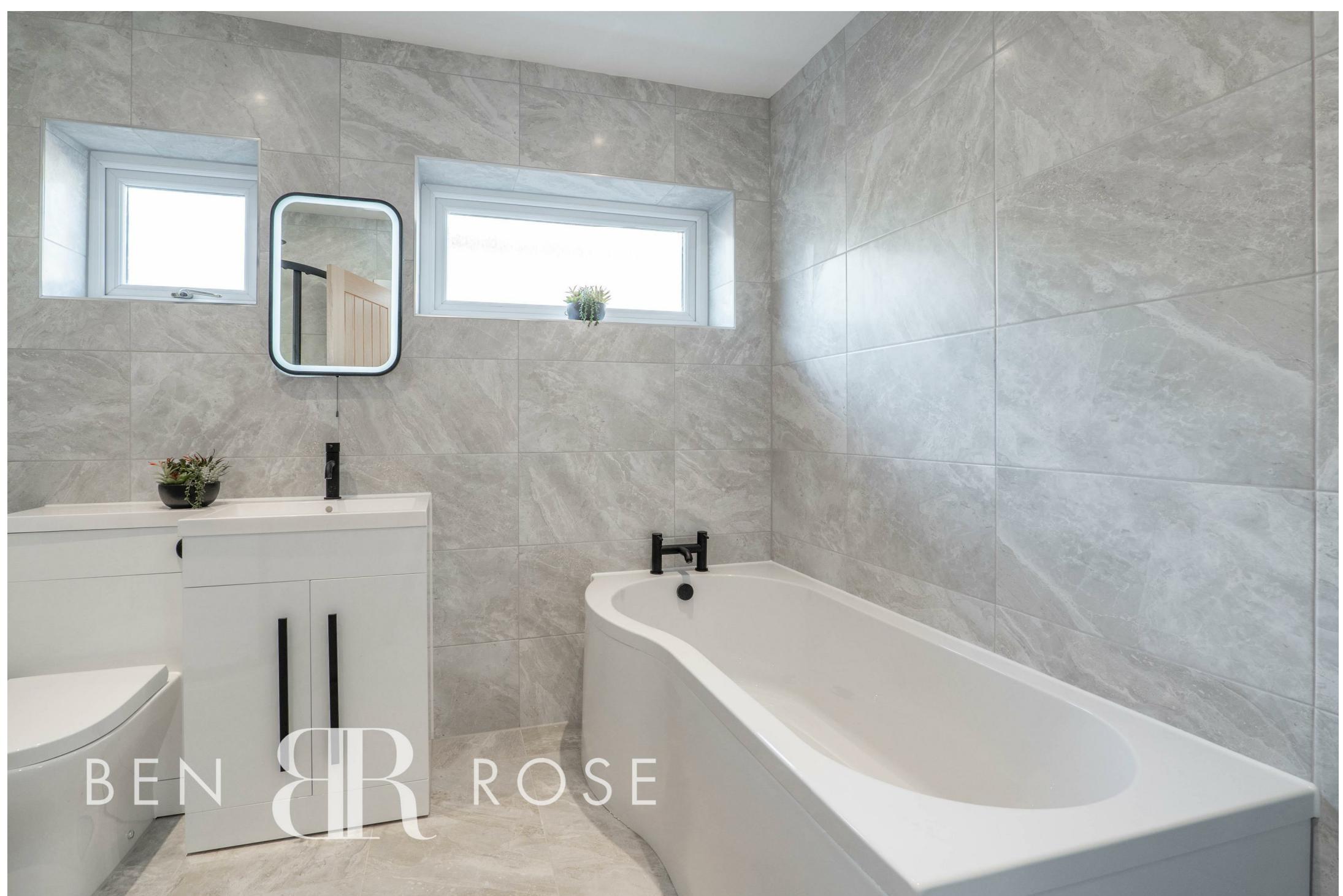
Externally, the property boasts a driveway with ample space for two cars, leading to a single integrated garage, providing valuable parking and storage options. The rear garden is beautifully presented over two tiers with well-laid planters and multiple patio areas, perfect for outdoor entertaining and relaxation. In summary, this NO CHAIN three-bedroom bungalow offers a modern standard of living in a serene and convenient location, making it a truly exceptional property opportunity.



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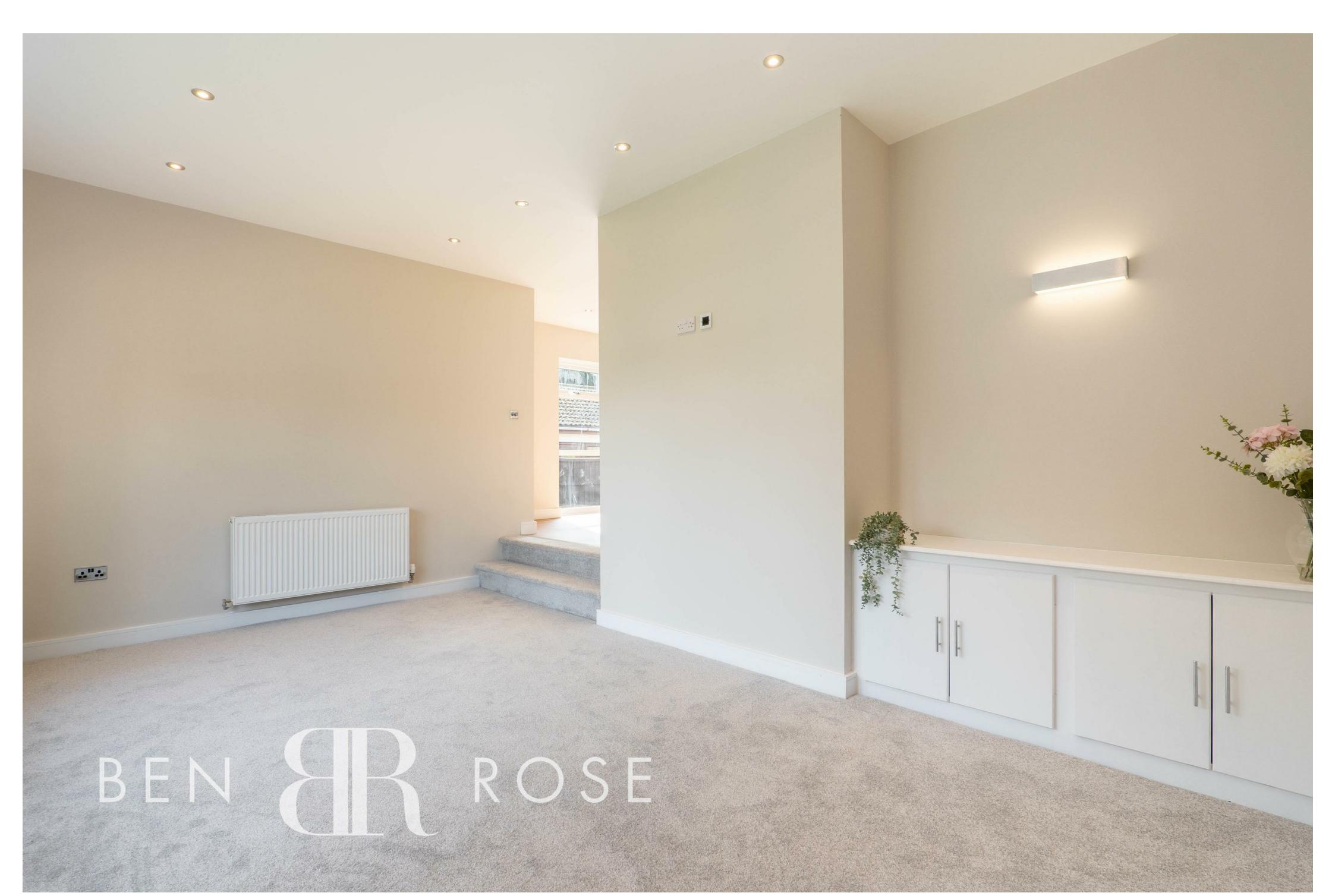
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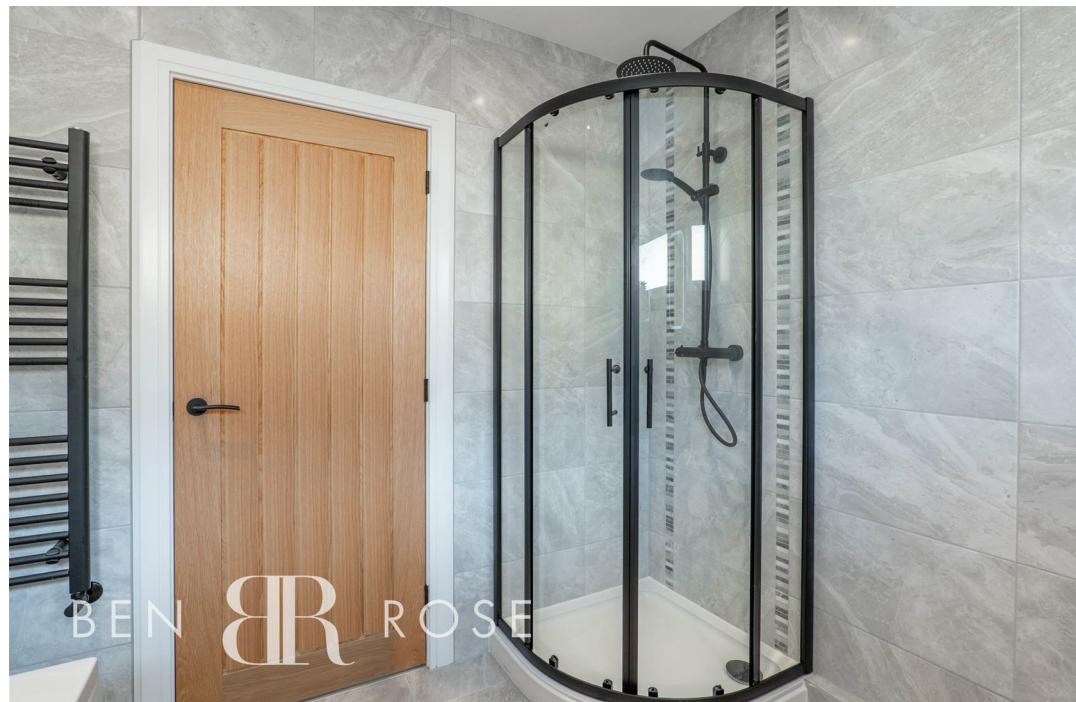


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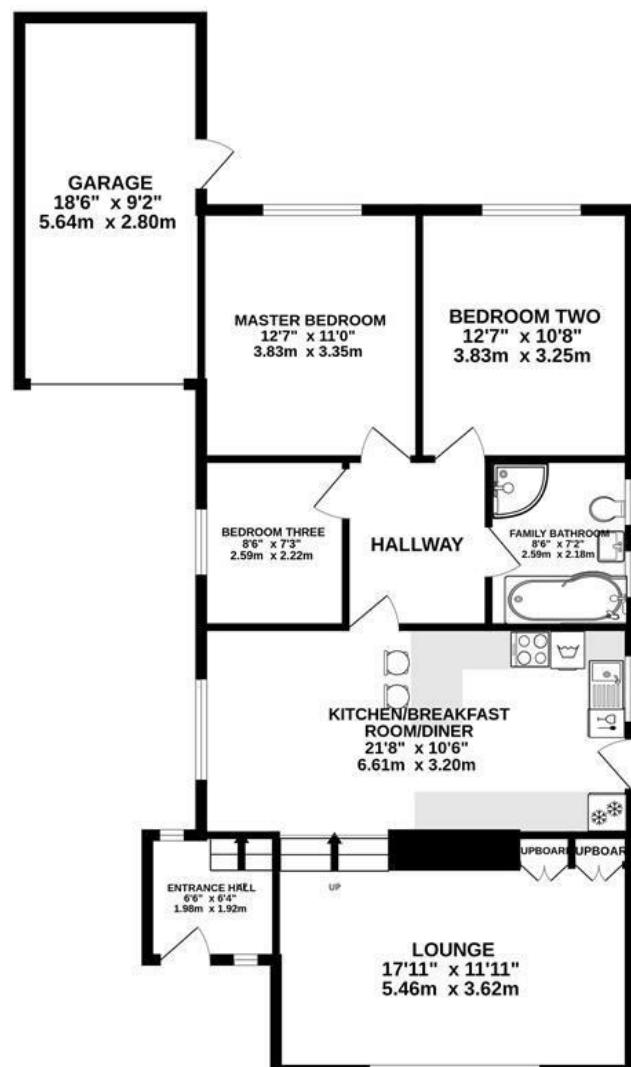
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GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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		81
(69-80) C	66	
(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 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	

