BEN ROSE



Radburn Close, Clayton-Le-Woods, Chorley **Offers Over £304,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented and immaculately maintained three bedroom detached bungalow, set on Radburn Close in the sought-after village of Clayton-le-Woods. Offering comfortable single-level living with a wealth of quality fitted features, it will suit a wide range of buyers. The location is a real highlight, with local shops, schools and amenities close by, while Chorley, Leyland and Preston are all within easy reach. Rail services run from nearby Bamber Bridge and Chorley, and the M6, M61 and M65 motorways provide excellent connections across the North West.

A fully tiled porch with burglar alarm welcomes you into the home. The lounge is inviting, featuring a front bay window, a living flame gas fire set within an elegant limestone fireplace and a built-in TV corner unit. The dining room enjoys patio doors opening onto the drive, while the modern fitted kitchen is equipped with a Bosch double oven and hob, Neff microwave oven and dishwasher, Siemens fridge/freezer, Bosch washing machine and tumble dryer, plus a practical breakfast bar. Both double bedrooms offer fitted wardrobes, dressing units, overhead units, side lights and ceiling fans, while the third bedroom features fitted study furniture, ideal for home working. The four piece bathroom is fully tiled and includes a luxurious jacuzzi bath and corner walk-in shower. Heating is provided by a Worcester gas combi boiler with Hive control, and a ladder-accessed, boarded and insulated full-length attic with lighting provides superb storage.

Externally, the lawned front garden and block paved driveway provide parking for up to five cars, leading to a single garage. Soffit lighting illuminates the driveway and side path. To the rear are a paved patio, a well maintained rockery and a timber shed. Combining generous accommodation with excellent parking, this superb home is sure to impress.























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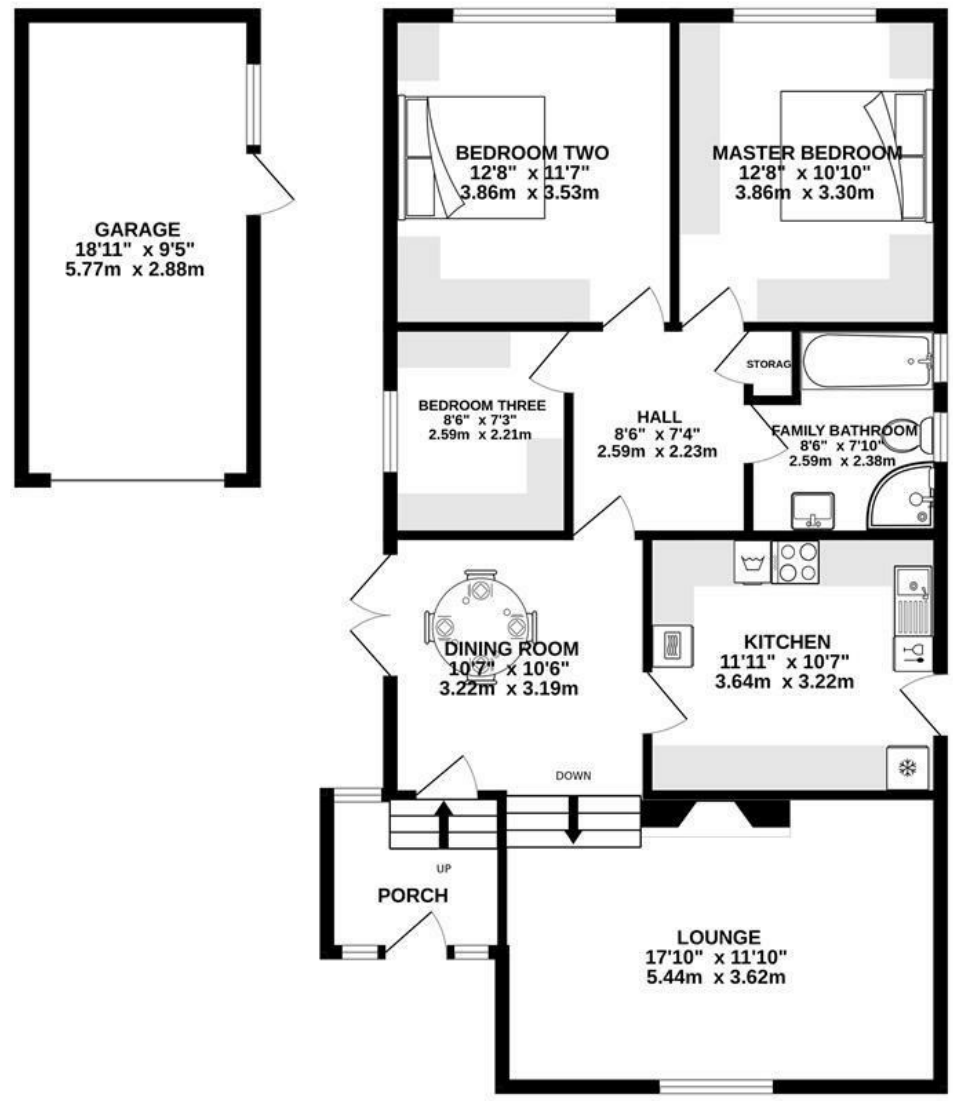




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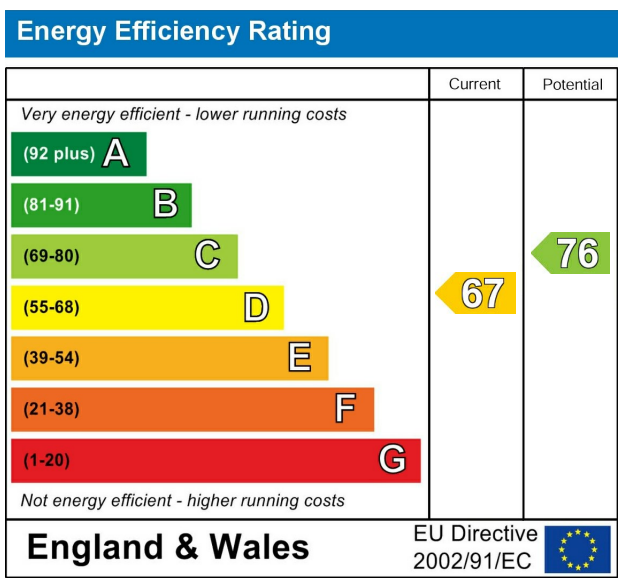
GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.

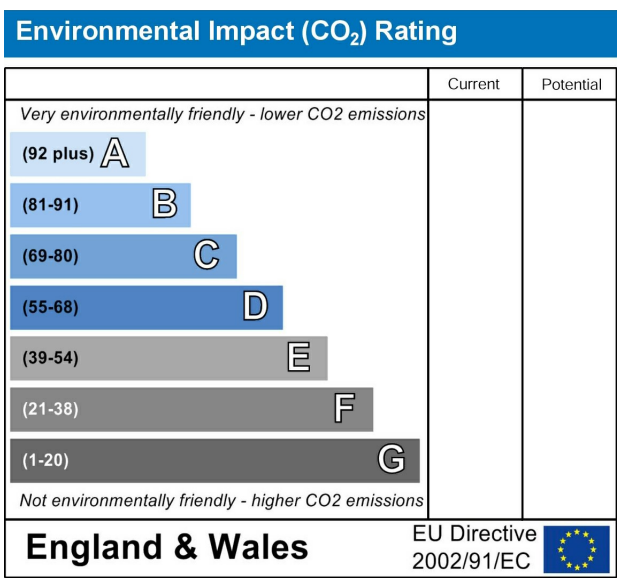


TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.

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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