



Baytree Road, Clayton-Le-Woods, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this extended and recently renovated three-bedroom detached property, set on a generous plot in the popular village of Clayton-Le-Woods. This ideal family home is attractively decorated and offers excellent living space throughout. Perfectly positioned just a short drive from both Leyland and Chorley, the property sits within the catchment area for superb local schools and is conveniently close to supermarkets and everyday amenities. Beautiful Cuerden Valley Park is only a five-minute walk away, while fantastic travel links - including nearby bus routes and the M6 and M61 motorways further enhance the home's appeal.

The home has been modernized throughout, making it completely move-in ready. Recent upgrades include a newly installed kitchen and bathrooms, new windows, and new carpets throughout.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. Directly ahead, you will enter the stunning lounge/dining room, which features dual-aspect windows, a charming multi-fuel stove, and stylish bi-folding doors that open out onto the rear garden. This room flows seamlessly into the spacious kitchen/diner. The newly fitted kitchen offers ample storage and convenient access to an understairs pantry. It includes fully integrated appliances such as a fridge, freezer, oven, hob, microwave, and dishwasher, along with a breakfast bar providing seating for four. A second set of bi-folding doors opens onto the garden, with an additional single door leading to the side of the property.

Also on the ground floor is a convenient WC/laundry room and a versatile office, offering flexible space suitable for a home office, playroom, or even a fourth bedroom if required.

Upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefitting from a private ensuite shower room and dressing area. The modern three-piece family shower room completes this level.

Externally, the property features a private driveway at the front providing off-road parking and an EV charging point. Gated access leads to the rear garden, where you will find a single detached garage offering practical additional storage. The rear garden is generously sized, featuring laid lawn and a sheltered pagoda area - perfect for relaxing or entertaining.

















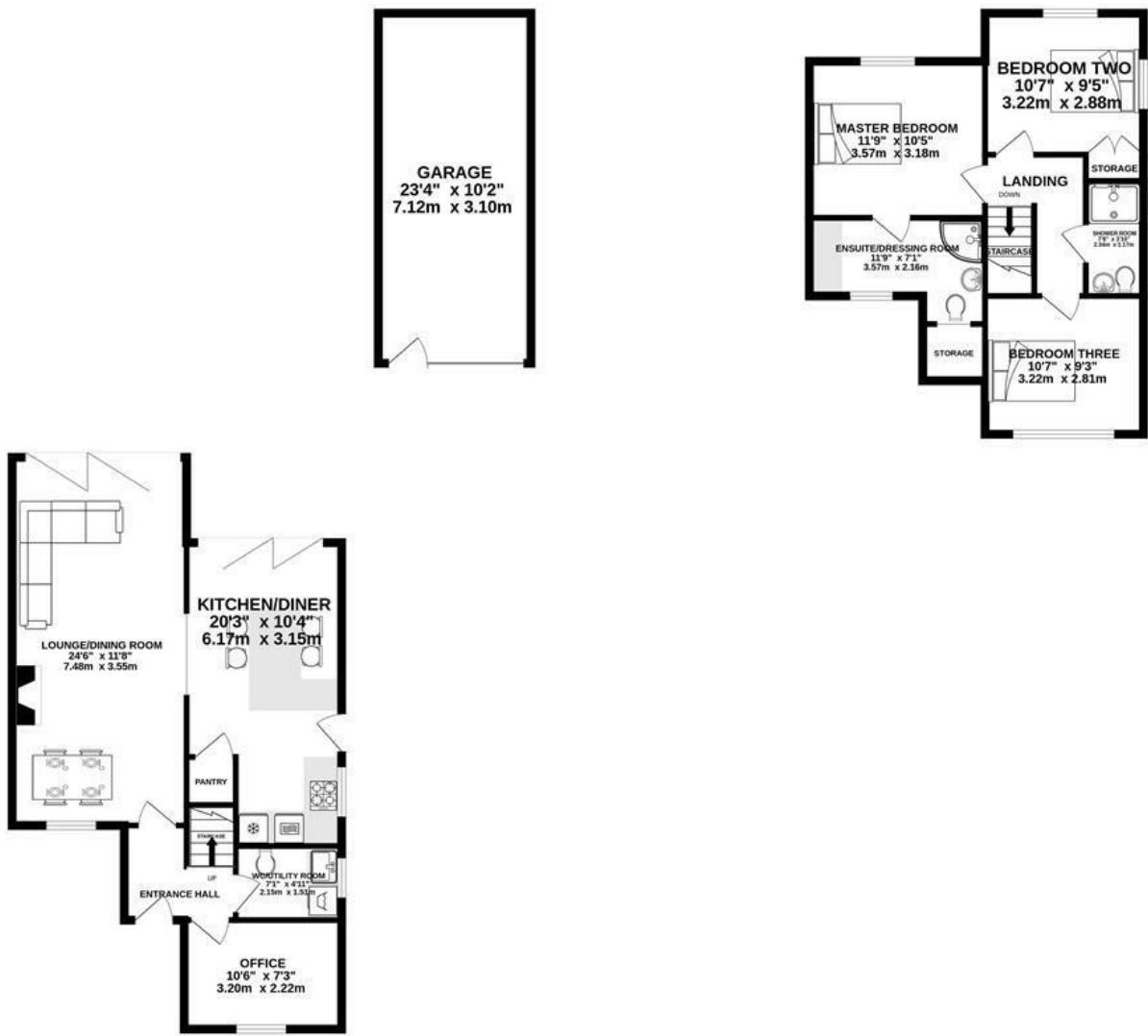




BEN ROSE

GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.




TOTAL FLOOR AREA: 1383 sq.ft. (128.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	72
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 