



Carlton Avenue, Clayton-Le-Woods, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom, detached bungalow located in the highly sought-after area of Clayton-Le-Woods, Lancashire. Perfectly suited for couples, this charming home offers a peaceful retreat while being conveniently close to a host of local amenities. The property is ideally situated near excellent transport links, including Leyland and Buckshaw Parkway train stations, providing easy access to Preston, Manchester, and beyond. Bus routes are also nearby, while the M6 and M61 motorways are just a short drive away, making commuting effortless. Residents can also enjoy the proximity to local shops, reputable schools, and delightful green spaces such as Cuerden Valley Park, ideal for leisurely walks.

Upon entering the home, you are welcomed into a bright vestibule that leads into a spacious front lounge, benefitting from dual-aspect windows that allow an abundance of natural light to flood the room. Moving through the main hallway, you will find the well-appointed kitchen/diner, complete with mostly integrated appliances including a dishwasher, fridge/freezer, and oven. The space also offers ample room for dining and provides convenient access to the side courtyard. The home boasts two generous double bedrooms, with the second bedroom offering a charming Juliette balcony overlooking the garden, adding a touch of elegance. Completing the interior is a modern shower room, finished to a high standard.

Externally, the property features a driveway to the front with space for up to three cars, leading to a secure gate that opens to a tranquil courtyard. To the rear, you'll discover a stunning, secluded garden that has been immaculately maintained. The garden is beautifully landscaped with mature trees and shrubs surrounding a central lawn, creating a serene outdoor space. A private seating area is nestled at the lower level, providing the perfect spot to relax and unwind. The garage, which can also be accessed from the garden, adds further practicality to this wonderful home.

In summary, this delightful bungalow offers a perfect blend of comfort, convenience, and charm, making it an ideal choice for couples looking to settle in a well-connected and tranquil area.





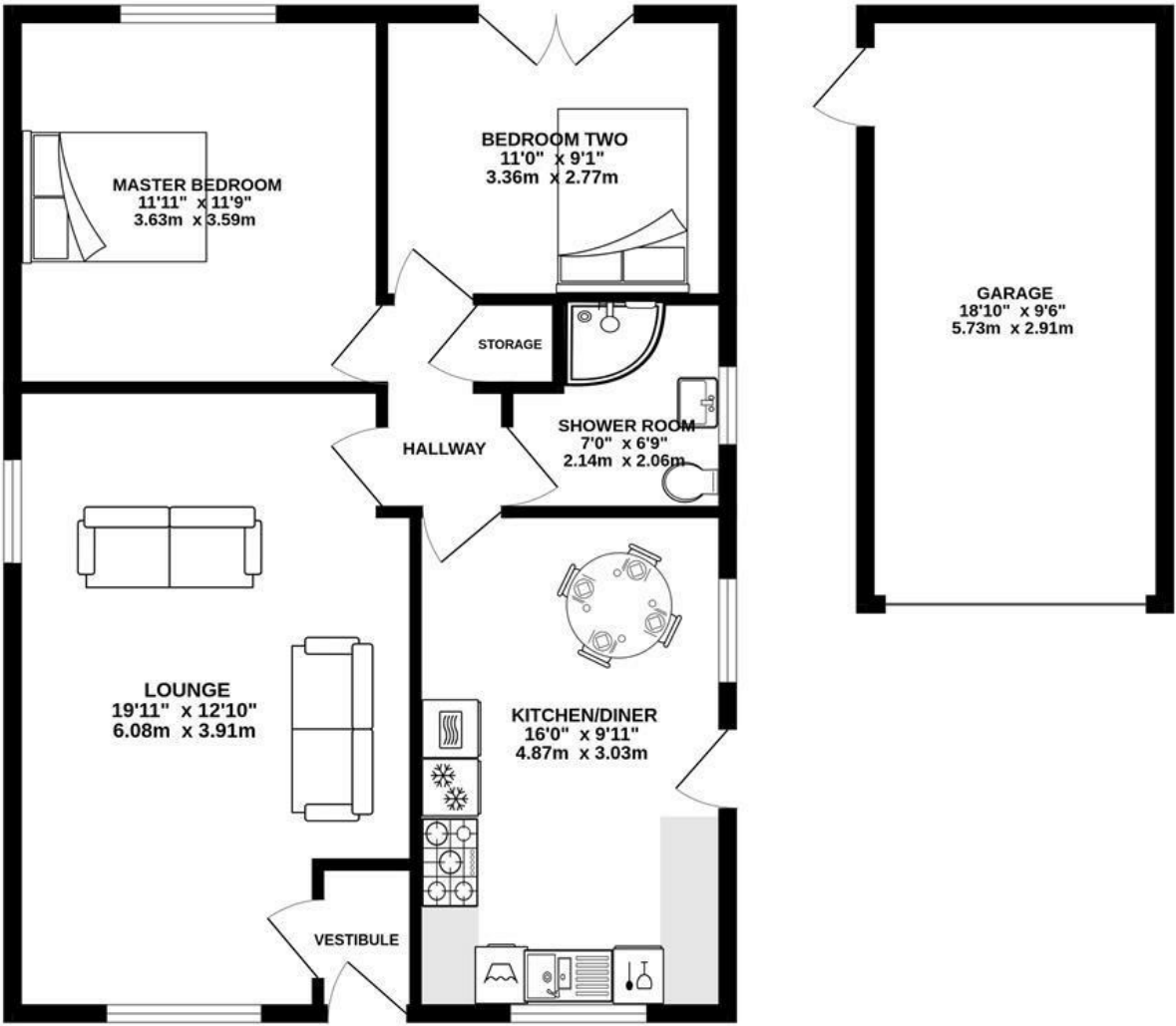









GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		70
(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
		