BEN ROSE



Belfry Close, Euxton, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached property, situated within a quiet cul-de-sac location in the highly sought-after area of Euxton. Ideal for families, this spacious home offers versatile living accommodation throughout, including a thoughtfully converted garage which now forms part of a stunning extended kitchen/diner, perfect for modern family living and entertaining. The property enjoys a lovely private rear garden and is positioned close to a range of excellent local amenities, including well-regarded schools, supermarkets, cafés, and leisure facilities. Euxton benefits from fantastic travel links, with nearby Euxton Balshaw Lane and Buckshaw Parkway train stations providing routes across Lancashire and beyond, whilst the M6, M61, and M65 motorways are all easily accessible, making commuting towards Preston, Manchester, Liverpool, and surrounding towns incredibly convenient.

Upon entering the home, you are welcomed into a vestibule with the staircase positioned directly ahead, leading through into the spacious front lounge. The lounge is beautifully presented and features a charming fireplace, creating a warm and inviting focal point to the room. From here, the home flows naturally into the dining room, providing an excellent space for family meals or entertaining guests. Double doors then open into the bright and airy conservatory at the rear, offering additional flexible living space and pleasant views over the garden. The standout feature of the ground floor is undoubtedly the extended kitchen/diner, created from the converted garage space. This impressive area benefits from a range of integrated appliances alongside ample worktop and storage space, whilst the dining area comfortably accommodates a family dining table, making it the true heart of the home. Conveniently located just off the kitchen is a downstairs WC.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The spacious master bedroom benefits from fitted wardrobes as well as a modern en-suite shower room. The remaining bedrooms are ideal for children, guests, or even a home office depending on individual needs. Completing the first floor is the beautifully presented three-piece family bathroom, fitted with an over-the-bath shower and finished to a modern standard.

Externally, the property enjoys excellent kerb appeal with a driveway to the front providing off-road parking for up to two cars. To the rear is a beautiful enclosed private garden, perfect for families and outdoor entertaining alike. A patio seating area opens onto a well-maintained lawn, all surrounded by attractive plant beds that add colour and privacy throughout the year. This is a wonderful family home in a desirable location, offering spacious and versatile accommodation both inside and out.











T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW











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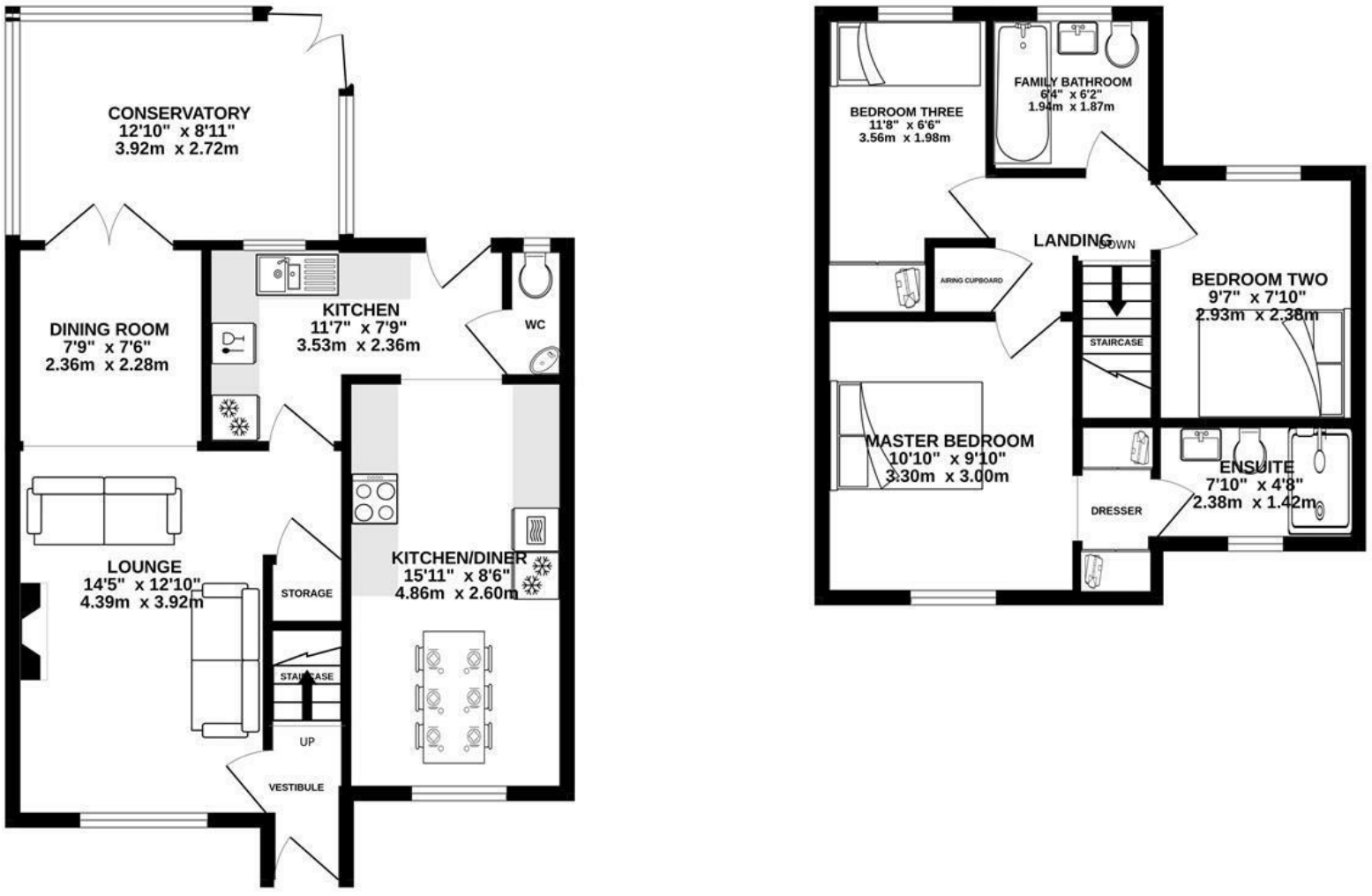




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GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 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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