



Dale Avenue, Euxton, Chorley

Offers Over £209,995

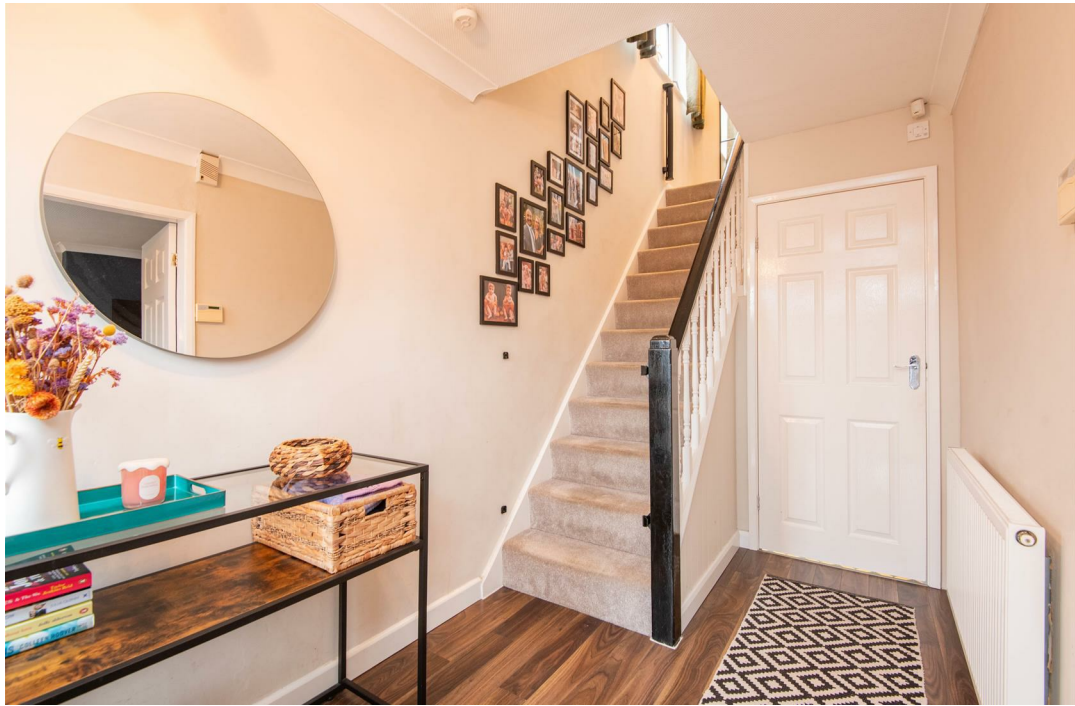
Ben Rose Estate Agents are pleased to present to market this well presented semi-detached family home, ideally positioned within the popular residential area of Euxton, Chorley. Offering spacious and versatile accommodation across two floors, the property provides three bedrooms, generous open-plan living space and a well maintained garden, making it an excellent choice for growing families. Euxton is a popular and well-connected location, offering a range of local shops, supermarkets, schools, leisure facilities and everyday amenities within easy reach. The nearby town of Chorley provides a wider selection of shopping, dining and entertainment options, whilst excellent travel links provide convenient access towards Preston, Wigan and surrounding areas. Euxton Balshaw Lane railway station is also nearby, offering rail services towards Preston and Manchester, while the M6 and M61 motorways are easily accessible for those commuting further afield.

Entering the property, the welcoming entrance hall provides access to the principal living spaces, a useful ground floor WC and stairs leading to the first floor. The lounge offers a bright and comfortable setting for everyday family life, with a wide front-facing window allowing plenty of natural light into the room. Continuing through to the rear, the lounge opens into the dining area, creating a pleasant open-plan feel with ample room for a family-sized dining table and additional furnishings. Double doors overlook and provide access towards the rear garden, helping to create a lovely connection between the indoor and outdoor spaces. From the dining area, the well-equipped kitchen is positioned to the rear and is fitted with the essential units and appliances required for practical family living.

To the first floor, the landing provides access to three well proportioned bedrooms and the family bathroom. The master bedroom is particularly generous in size, providing plenty of space for a range of bedroom furniture, while the second bedroom is also a comfortable double. The third bedroom offers a versatile space which could be utilised as a child's bedroom, nursery, study or home office depending on the needs of the new owners. Completing the accommodation is the three-piece family bathroom, which benefits from useful built-in storage and is finished to a good standard.

Externally, the property benefits from a private driveway to the front providing off-road parking and leading directly to the detached garage, while the front garden is finished with pebbled landscaping and enclosed by a low fence. To the rear is a good-sized, enclosed garden offering a combination of paved walkways and lawn, bordered by established hedging for a pleasant degree of privacy. At the far end of the garden is a raised paved seating area, providing an excellent spot for outdoor furniture and alfresco dining during the warmer months. Overall, this is a well proportioned and versatile family home, combining generous living accommodation, three useful bedrooms, off-road parking, a detached garage and a good-sized rear garden in a highly convenient Euxton location.











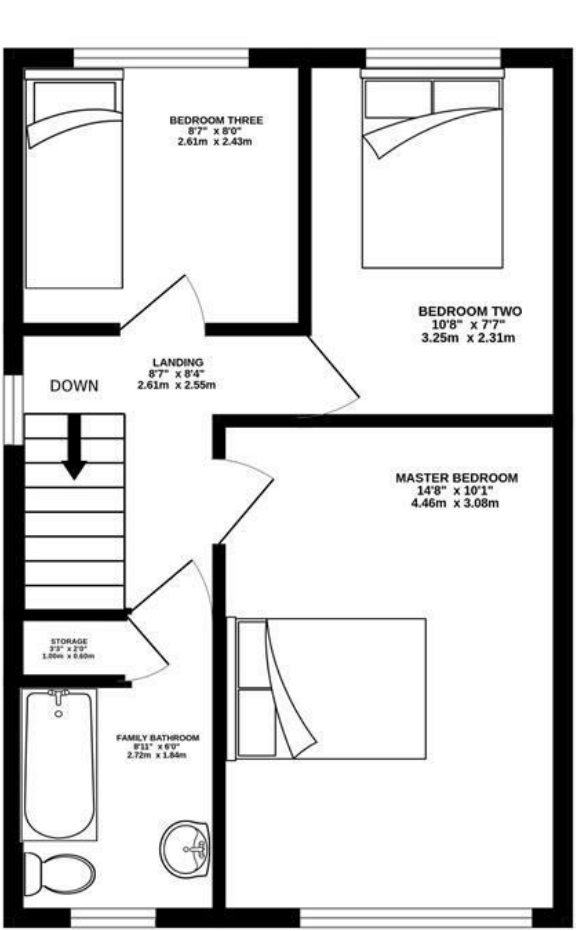


BEN ROSE

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		

