



Fieldside Avenue, Euxton, Chorley

Offers Over £374,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom link-detached bungalow, ideally situated on a sought-after development in the highly desirable area of Euxton. This charming home offers a perfect blend of comfort and modern living, making it an excellent choice for couples seeking a peaceful yet well-connected setting. Boasting a stunning rear garden with a beautiful open aspect, the property enjoys a tranquil outlook rarely found. Euxton itself benefits from a wide range of local amenities including shops, supermarkets, and eateries, whilst excellent travel links are close by with Euxton Balshaw Lane train station offering direct routes to surrounding areas, as well as convenient access to the M6 and M61 motorways, making it ideal for commuters to nearby towns and cities such as Chorley, Leyland, and Preston.

Upon entering the home, you are welcomed into a central entrance hall which provides access to the majority of the accommodation. To the front, the spacious lounge is filled with natural light thanks to its dual aspect windows and is centred around a feature fireplace, creating a warm and inviting space to relax. The master bedroom is also positioned to the front and benefits from fitted wardrobes, offering ample storage, while a second double bedroom provides flexibility for guests or a home office. A modern shower room serves both bedrooms. Moving towards the rear, you'll find the stunning kitchen, complete with a range of integrated appliances and a central island, perfectly positioned to take full advantage of the delightful garden views. The kitchen flows seamlessly into a bright and airy conservatory, which serves as an ideal dining area and additional seating space, with direct access out to the garden. A practical utility room sits just off the kitchen, with further access to a useful storage room, formerly the garage, enhancing the overall functionality of the home.

Externally, the property continues to impress. To the front is a sizeable driveway providing off-road parking for up to four vehicles, alongside a well-maintained and attractively landscaped front garden. To the rear lies a truly stunning garden, offering a high degree of privacy and a beautiful open aspect, surrounded by mature trees and established planting. A pleasant seating area is positioned directly off the home, perfect for outdoor dining or relaxing, which gently steps down to a generous lawn that has been meticulously cared for. This wonderful outdoor space perfectly complements the home, creating a serene retreat ideal for enjoying the warmer months. Overall, this is a fantastic opportunity to acquire a well-appointed bungalow in a highly regarded location, offering both comfort and lifestyle appeal.













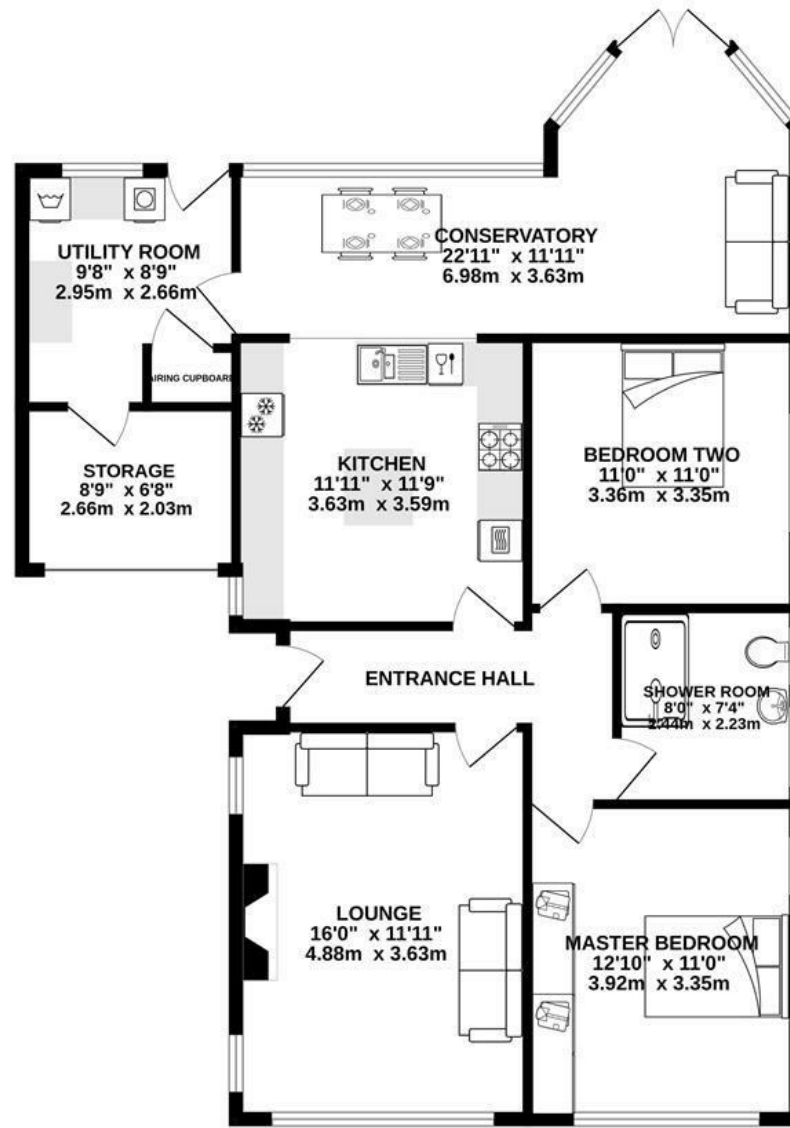








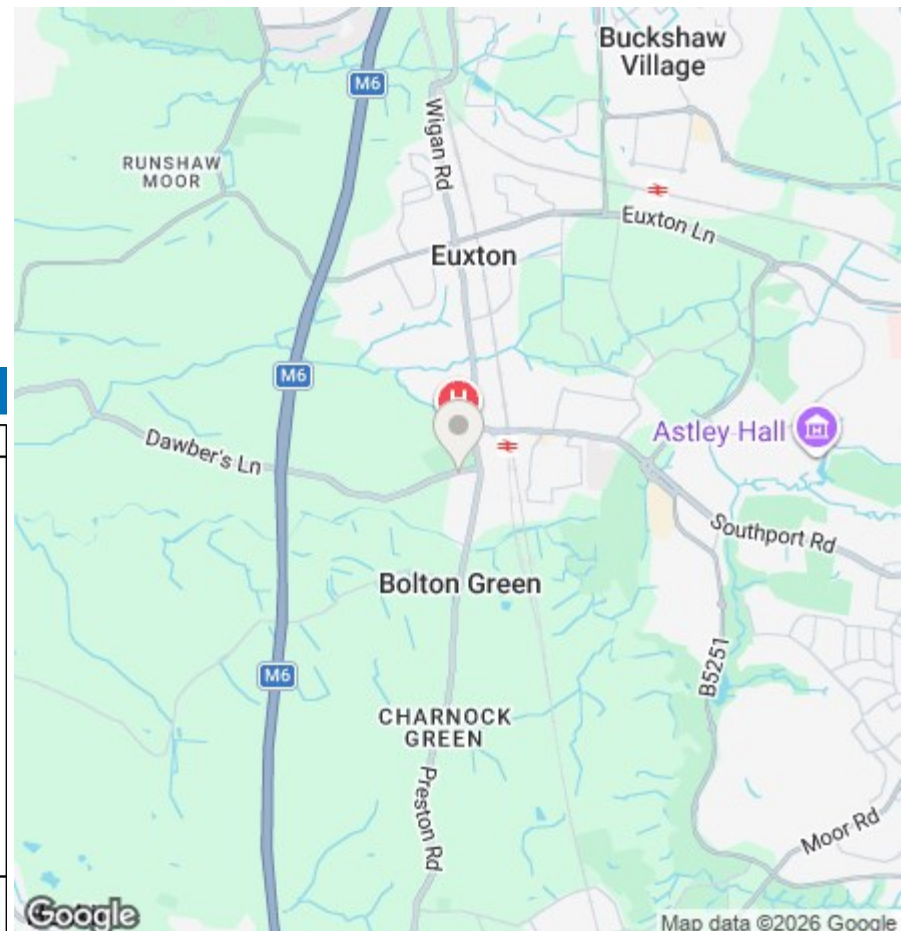
GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	