BEN ROSE



Yew Tree Avenue, Euxton, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home in the popular village of Euxton, Lancashire. Offering well-proportioned accommodation, a practical layout and a generous driveway alongside a detached garage, this property presents an excellent opportunity for families seeking a home with both space and versatility. The ground floor provides a welcoming lounge, a fitted kitchen and a separate dining room, while three bedrooms occupy the first floor. Externally, the property benefits from gardens to both the front and rear, providing a variety of outdoor spaces to enjoy throughout the year. Euxton is ideally positioned for access to a range of everyday amenities, including local shops, schools, supermarkets and leisure facilities, making it a convenient choice for family life. Nearby Chorley offers a wider selection of shopping, dining and recreational options, while the surrounding towns of Leyland and Leyland's neighbouring communities provide further amenities. For commuters, Euxton Balshaw Lane railway station offers connections towards Preston and Manchester, with Chorley railway station providing additional services. The area also benefits from local bus routes and convenient access to the M6, M61 and M65 motorway networks, making travel across Lancashire and beyond straightforward.

Upon entering the property, you are welcomed into a bright and airy reception hall, where a side-facing window allows natural light to filter through, while an understairs storage cupboard provides useful space for household essentials. The staircase is positioned off the hallway, with access leading to the lounge on the right and the family bathroom straight ahead. The spacious front lounge is a comfortable setting for relaxing, featuring a large front-facing window that creates a light and inviting atmosphere. A fireplace with a wooden surround and polished stone hearth forms an attractive focal point, with the hearth ready for a fire to be installed, allowing the next owners to personalise the space to their taste. A door at the rear of the lounge leads through to the fitted kitchen, which offers a range of integrated appliances, laminate plank flooring and a rear-facing window. A large opening to the right connects the kitchen to the dining room, creating a practical arrangement for everyday family living and entertaining. The dining room provides ample space for a family dining table and benefits from matching vinyl plank flooring and a rear-facing window, making it a pleasant setting for meals and gatherings. Completing the ground floor is the three-piece family bathroom, fitted with tiled flooring and an overhead shower to suit the needs of a busy household.

Moving upstairs, the first floor comprises three well-proportioned bedrooms, offering flexibility for families, guests or those requiring a home office. The spacious master bedroom is positioned to the front of the property and enjoys a large front-facing window, alongside an integrated storage cupboard with additional eaves storage to help keep the room organised. Bedroom two overlooks the rear garden and benefits from an integrated cupboard housing the boiler, providing useful built-in storage without compromising the room's versatility. Bedroom three also enjoys a rear-facing window and could comfortably serve as a child's bedroom, nursery, study or hobby room, depending on the needs of the new owners. Together, the three bedrooms provide adaptable accommodation that can evolve alongside a growing family.

Externally, the property is approached via a gated concrete driveway with space for multiple vehicles, extending along the side of the home to a detached garage, providing valuable additional storage or potential workshop space. The front garden is laid with artificial grass and gravel borders for a neat, low-maintenance finish, complemented by mature bushes and shrubs running along the front wall and a large tree that adds character to the frontage. To the rear, the garden is thoughtfully divided into three sections, beginning with a gravelled area before opening onto a main section laid with artificial grass, offering a practical space for outdoor seating, children's play or summer entertaining. Beyond this, a smaller area of natural grass extends towards the rear boundary, where a wooden garden shed sits in the left-hand corner, providing convenient storage for gardening equipment. A mature planted border runs along the right boundary, leading towards a further mature tree in the back-right corner and adding greenery and established character to the outdoor space. Combining comfortable family accommodation, three bedrooms, ample off-road parking, a detached garage and versatile gardens, this semi-detached home offers an appealing opportunity for buyers looking to settle in a well-connected Lancashire village, with scope to make the property their own.












beko











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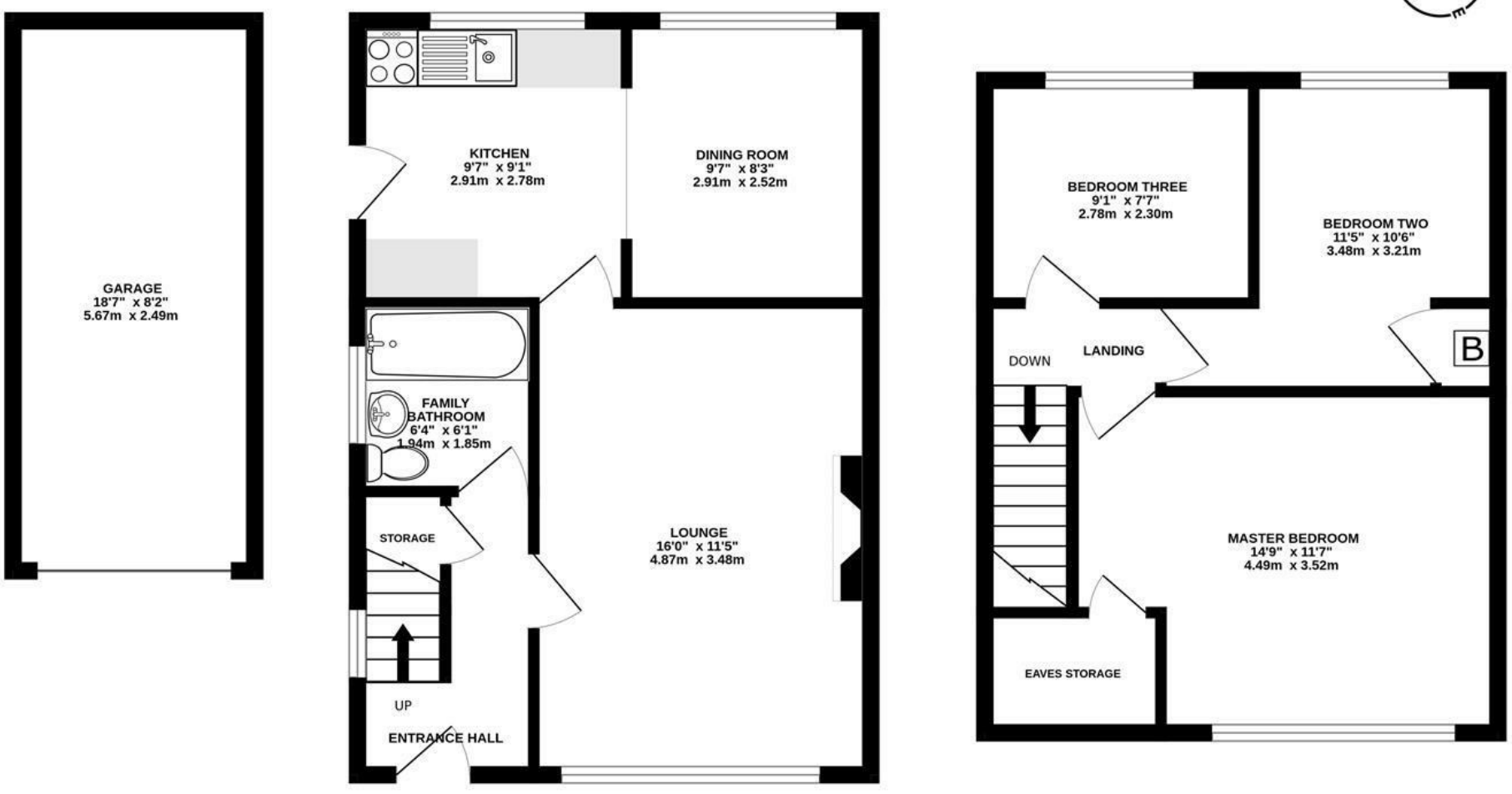


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GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

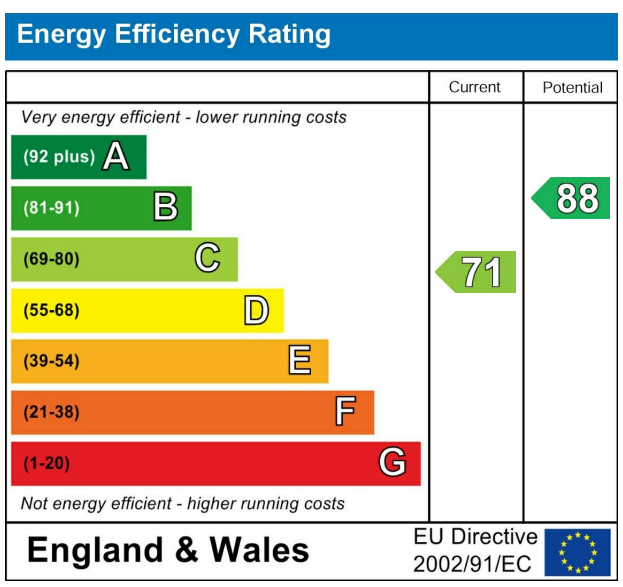
1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

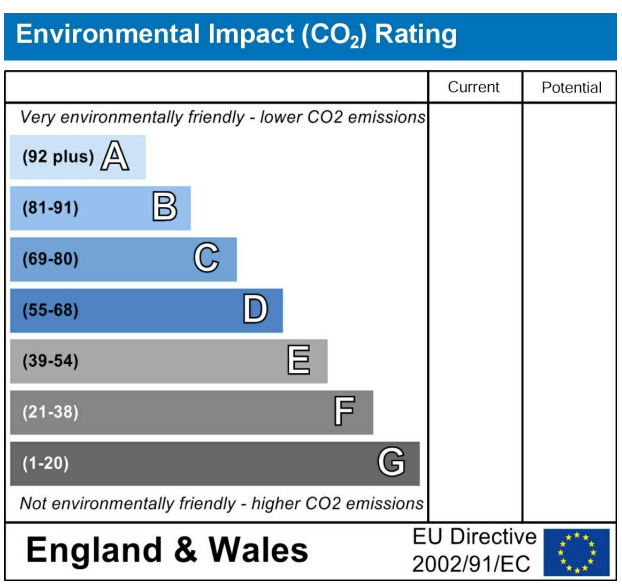


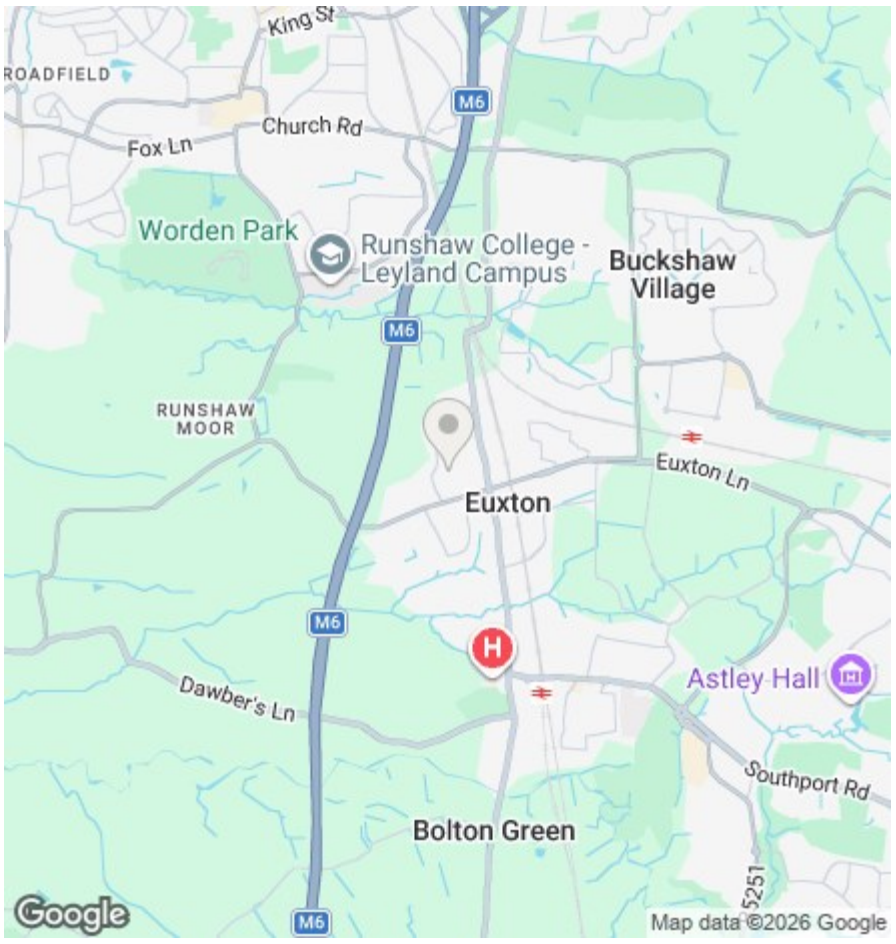
TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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.







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