



## Fieldside Avenue, Euxton, Chorley

Offers Over £599,995

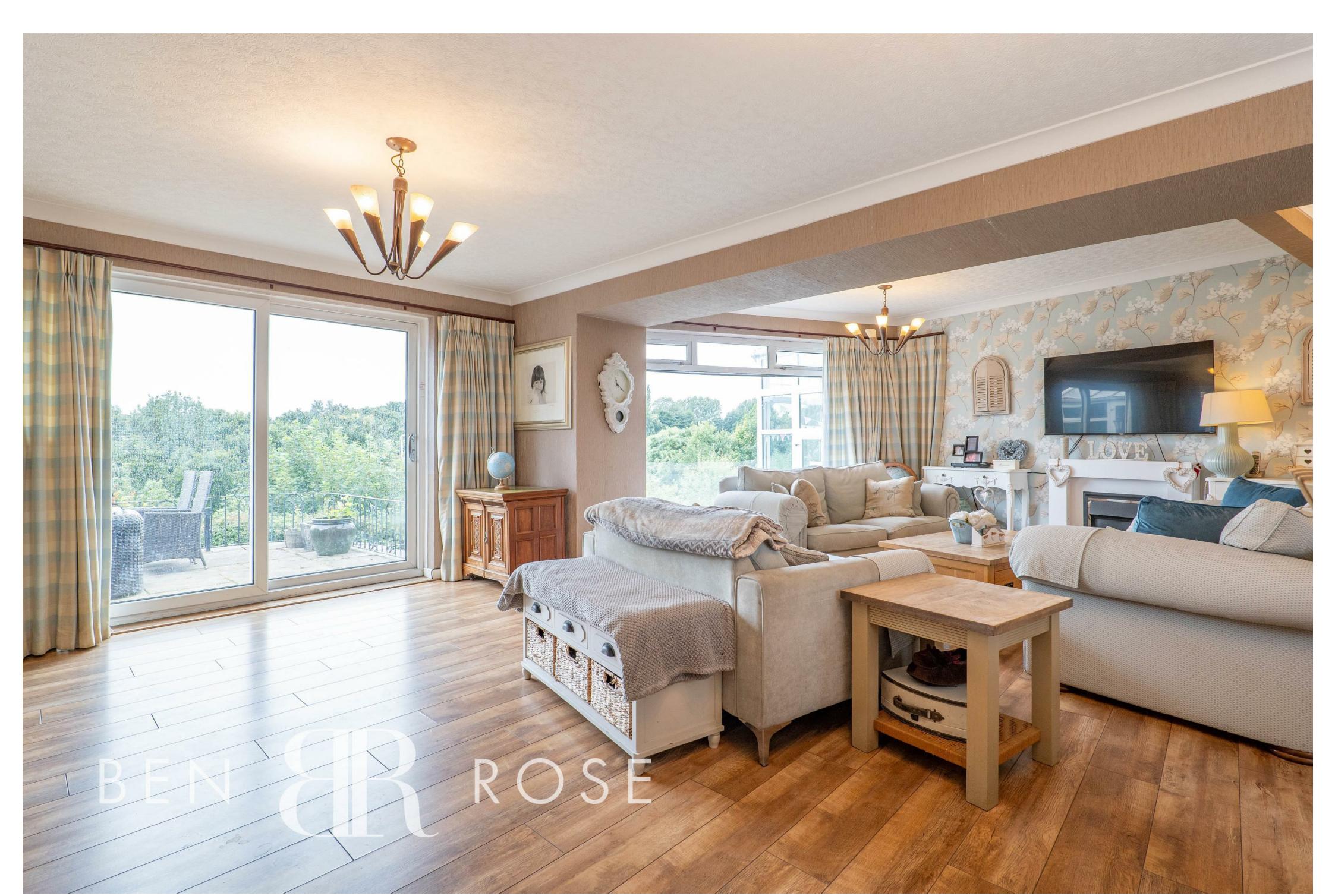
Ben Rose Estate Agents are pleased to present to market this incredible, five-bedroom detached property situated towards the end of a quiet cul-de-sac and overlooking beautiful views to the rear. This stunning family home is sat on circa 0.75 acres and offers generous indoor and outdoor space as well as a large extension currently being used for a home business, but with the potential for a multitude of uses. Set in a secluded location, the property is only a short drive into Chorley town centre with an abundance of schools, supermarkets, and amenities right on the doorstep. There is also a train station nearby as well as the M6, M61, and M65 motorways, providing excellent travel links.

As you enter the home, you are welcomed by a vestibule that leads into the main reception hall featuring an open staircase. Off the hall is the fifth bedroom, which includes fitted wardrobes and a cleverly disguised ensuite/dressing room. There is also a convenient WC located nearby. The open-plan lounge and dining room offer spacious living and take full advantage of the rear views, with a sliding door leading to the rear patio. The modern fitted kitchen boasts integrated appliances and a central island with a breakfast bar for up to two people, opening into one of two conservatories, currently used as a diner. Adjacent to the kitchen is a utility room with through access to the garage and an additional shower room with a WC, which accompanies the hot tub house in the garden. The extended part of the home provides a large space currently used for a home business, offering various potential uses and leading down to the second conservatory. This bright and airy space also enjoys the rear views.

Moving to the first floor, you are greeted by an open landing that leads to the remaining four bedrooms. Each bedroom is spacious and well-appointed, making them ideal for a growing family. The first floor also features a beautiful four-piece family bathroom with a freestanding bath, offering a luxurious space to unwind.

The exterior of the home is equally impressive, starting with the carriage driveway at the front, which provides ample parking for multiple cars and leads up to the double integrated garage. The rear of the property features a zonal garden split into multiple levels. The top level includes patios that descend to one of the several lawns. You'll also find space for a hot tub and enjoy plenty of seclusion, making it a perfect retreat.

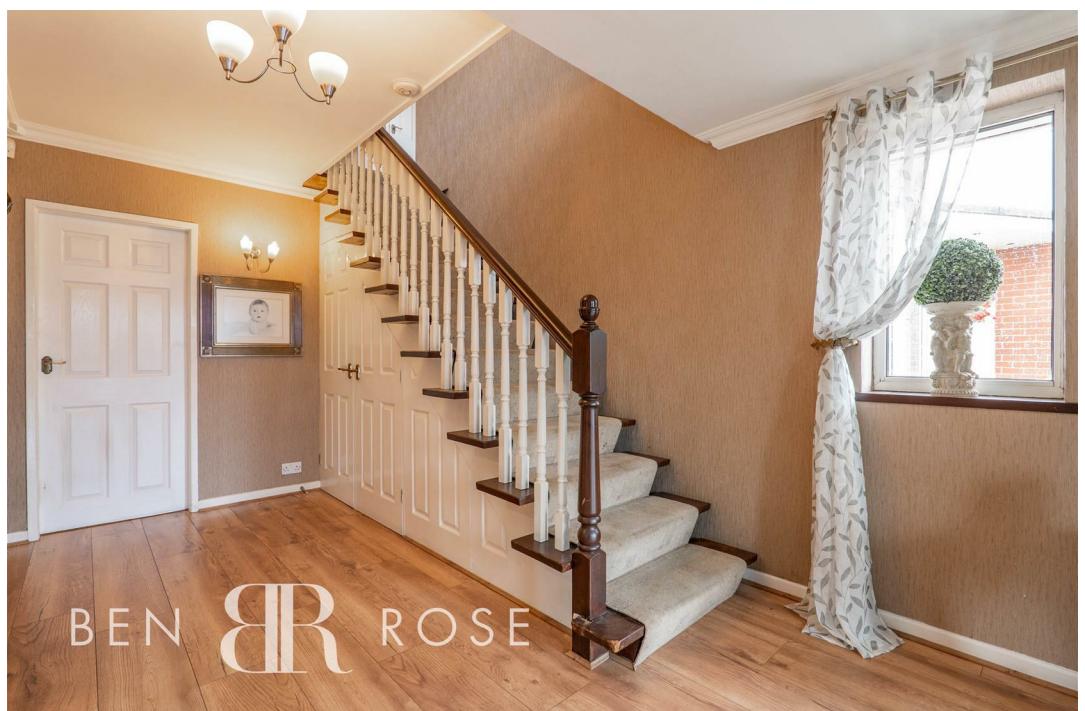
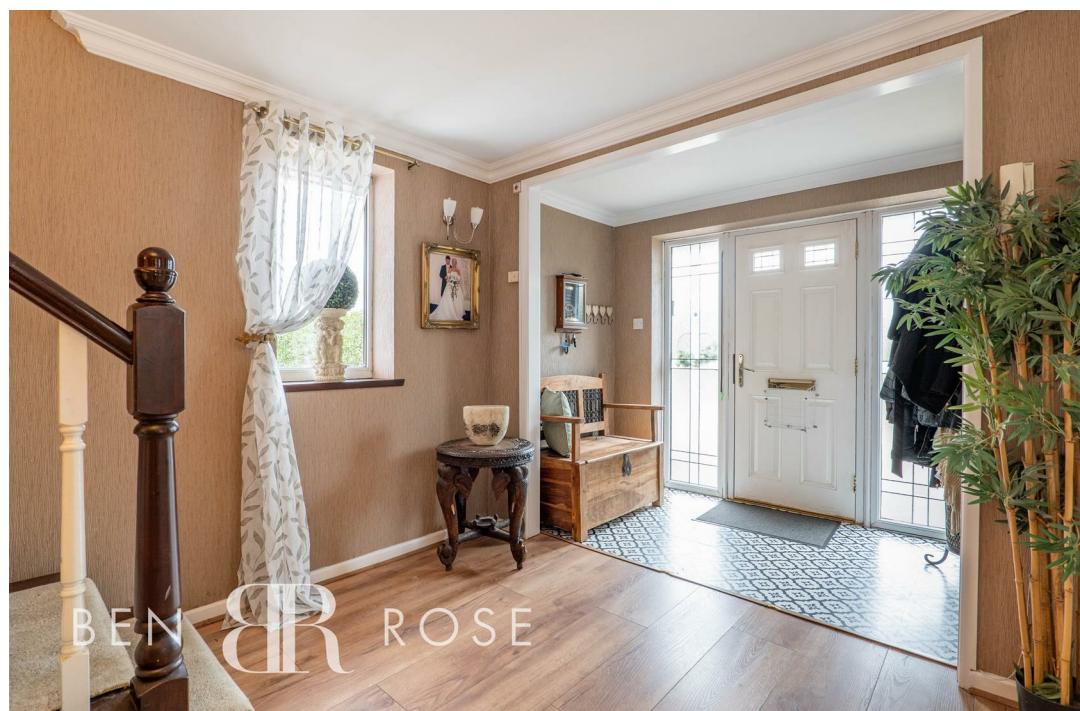
This property truly offers a unique blend of space, comfort, and versatility, ideal for a family seeking a serene yet conveniently located home.

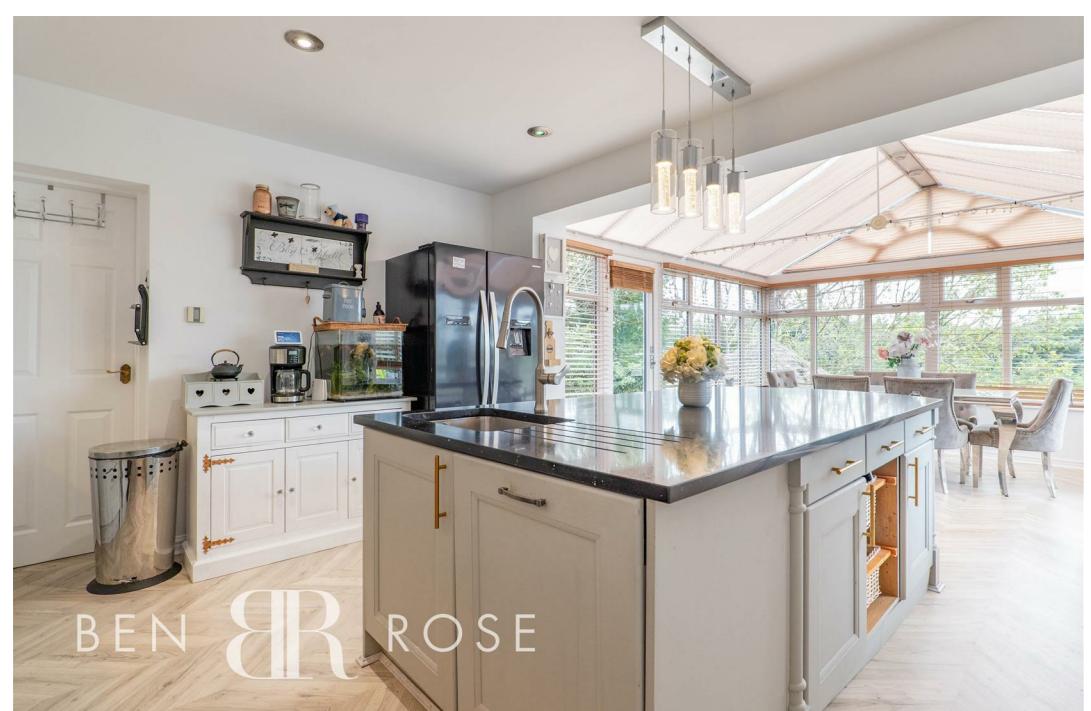


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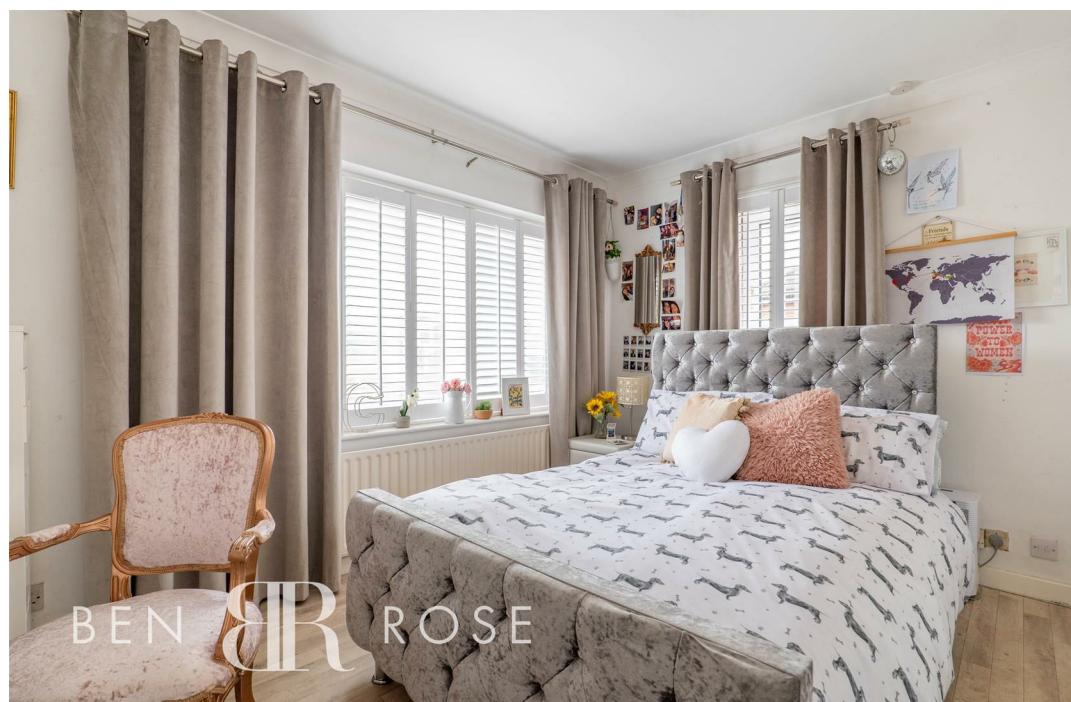
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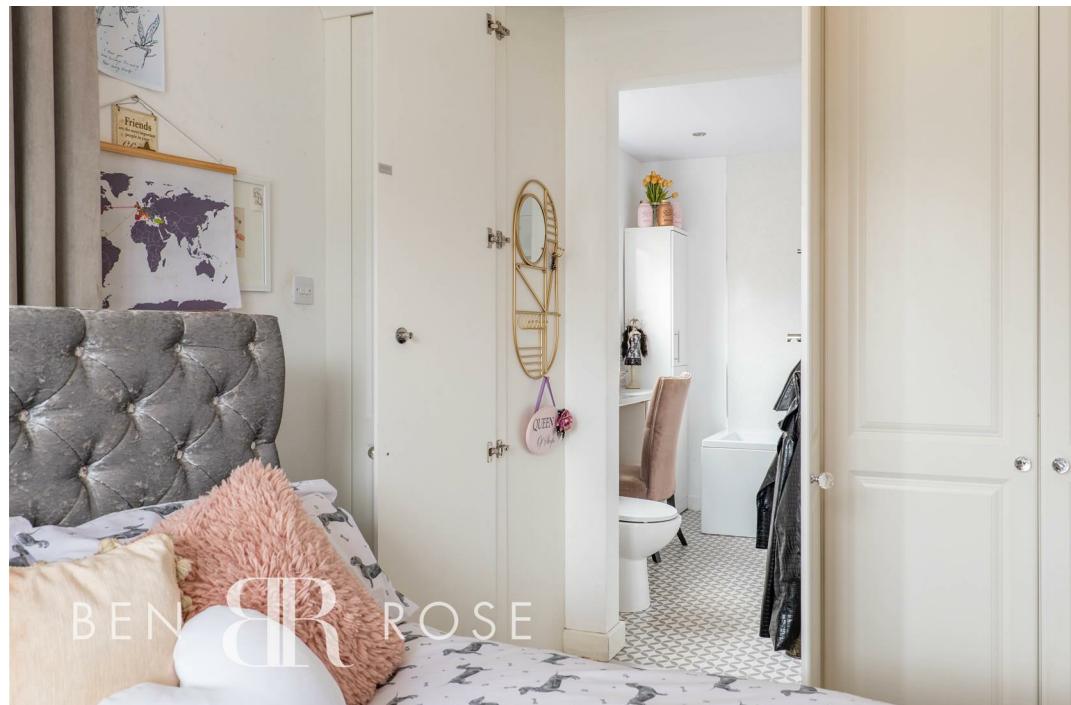


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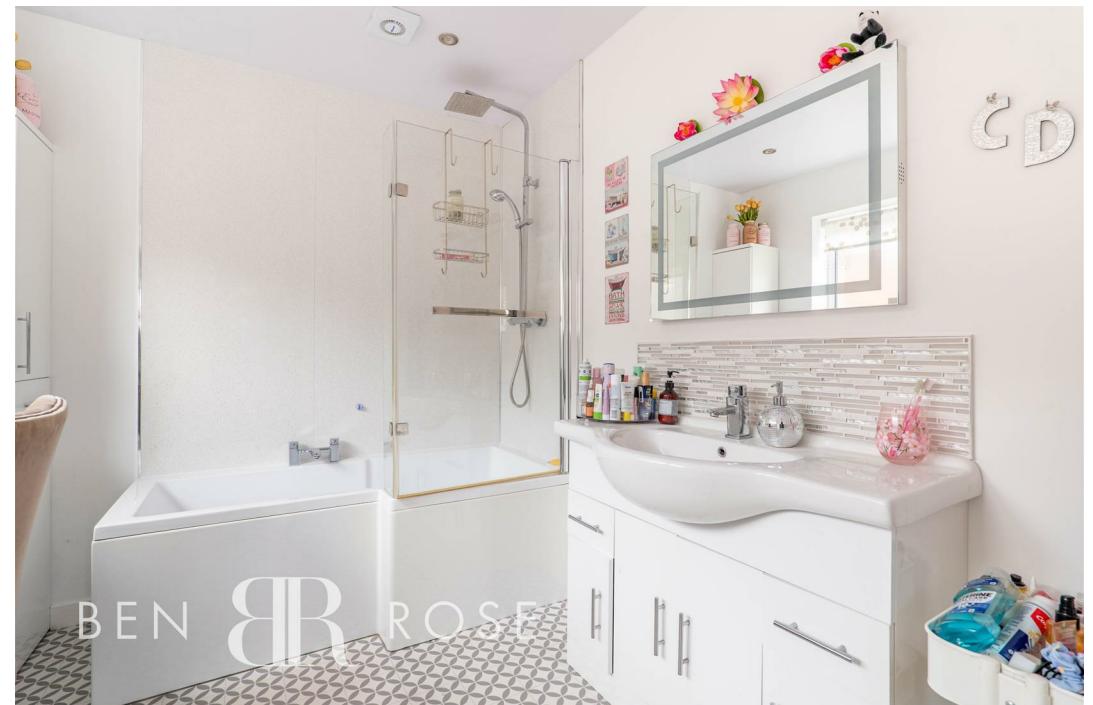


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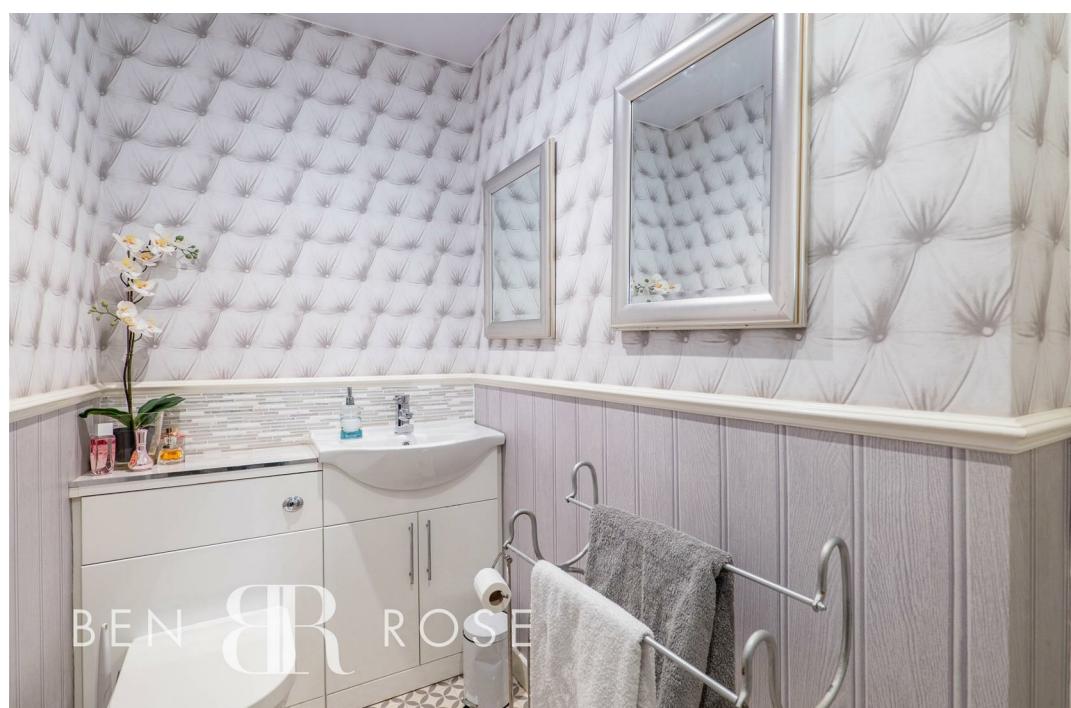
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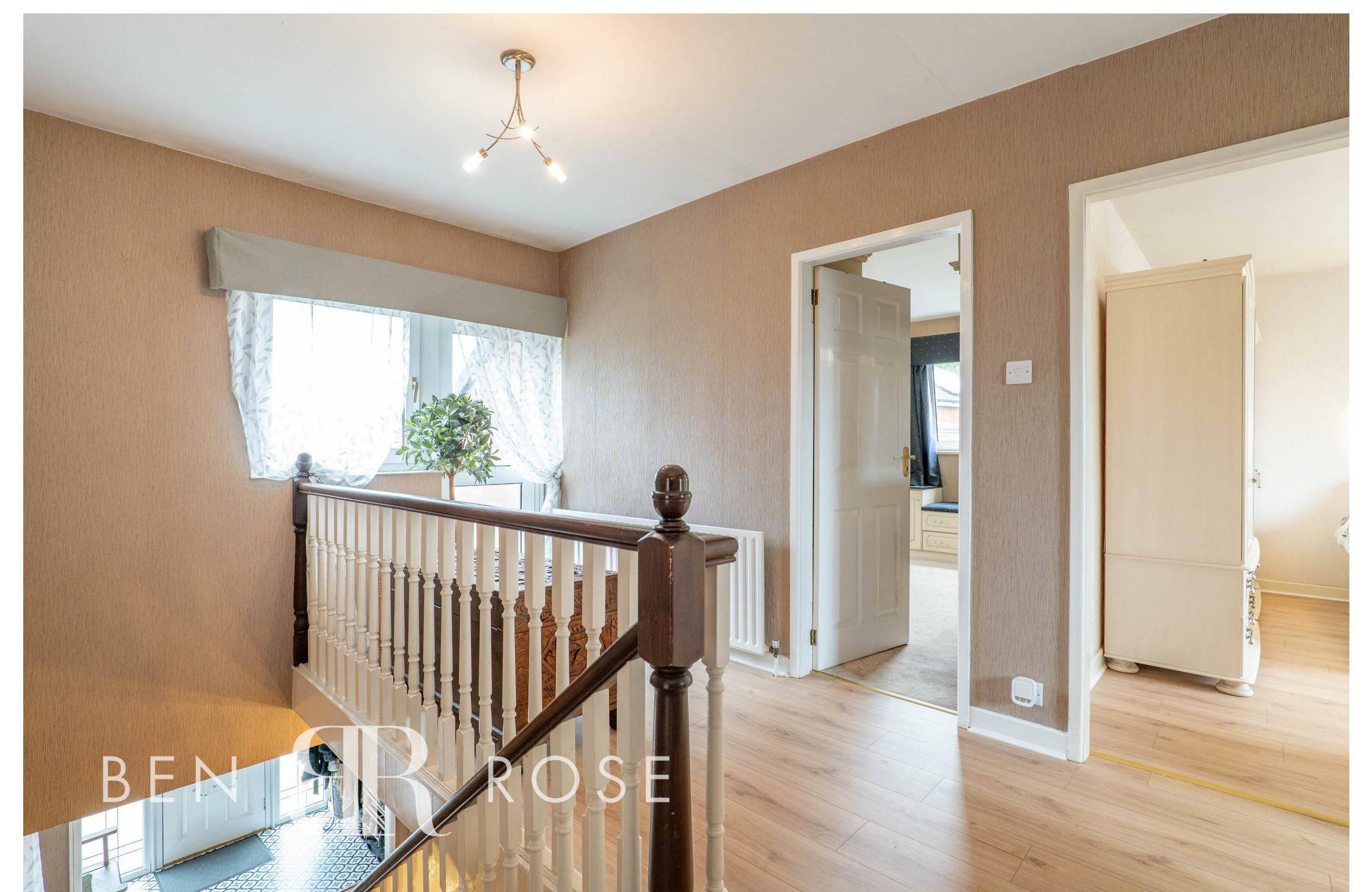
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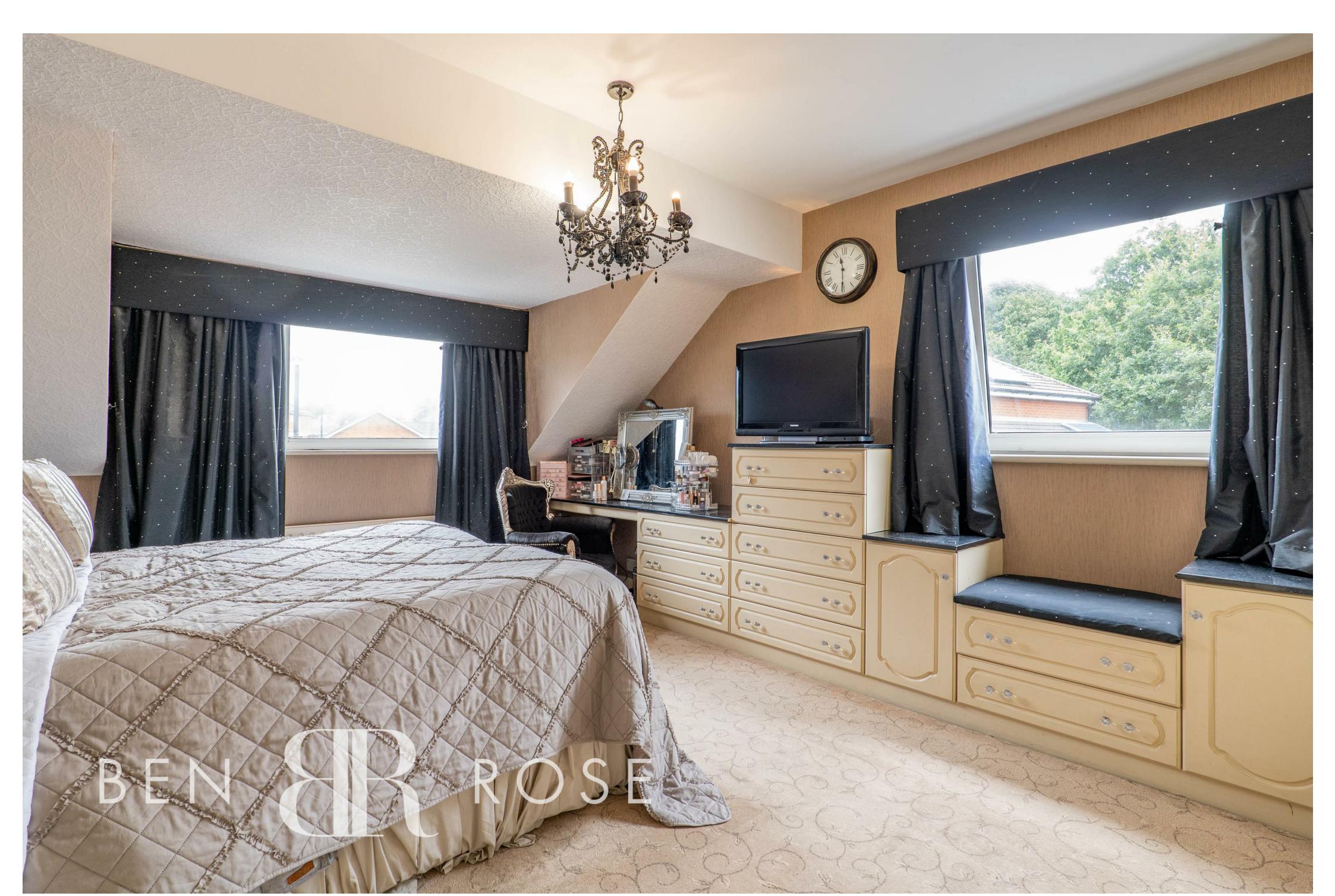
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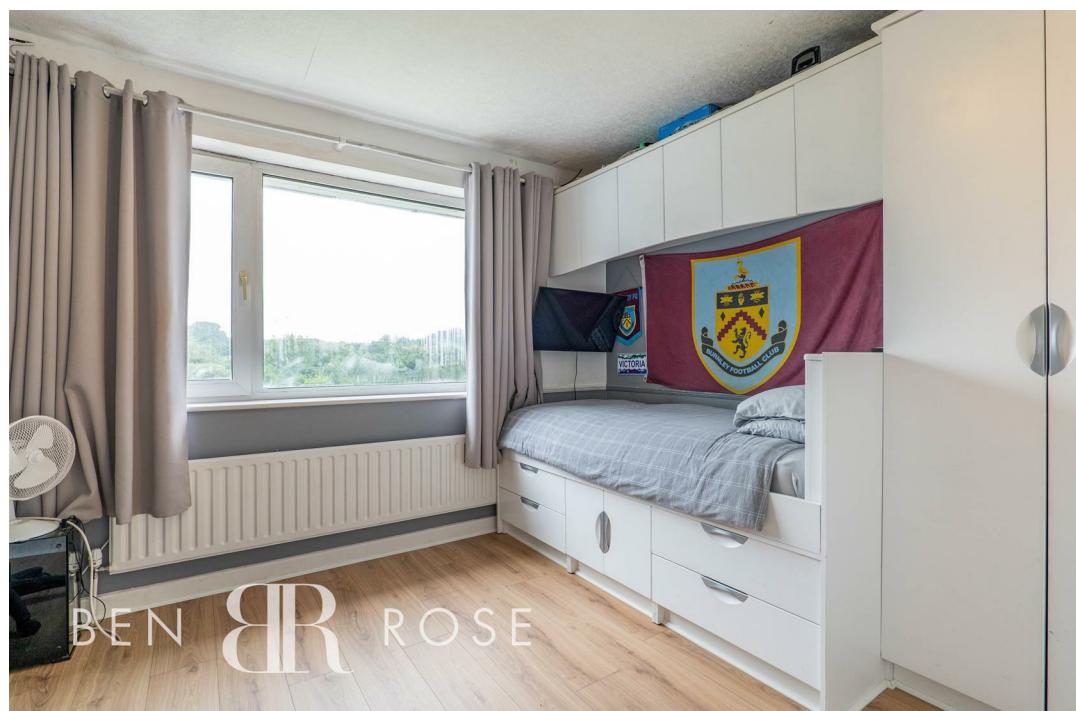
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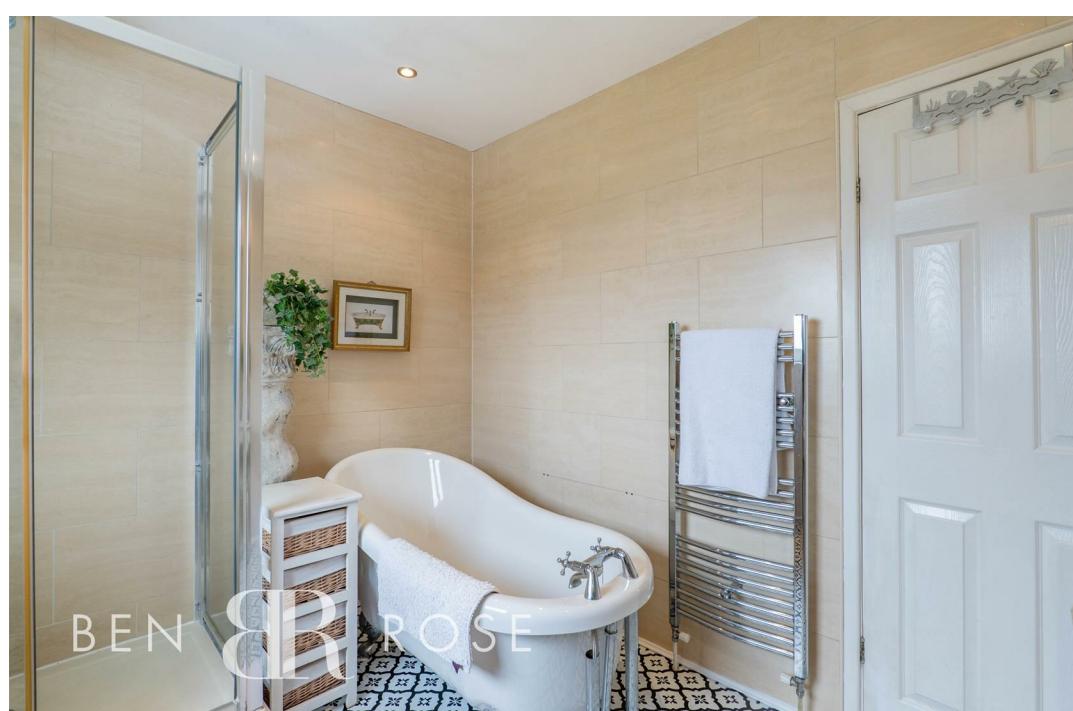
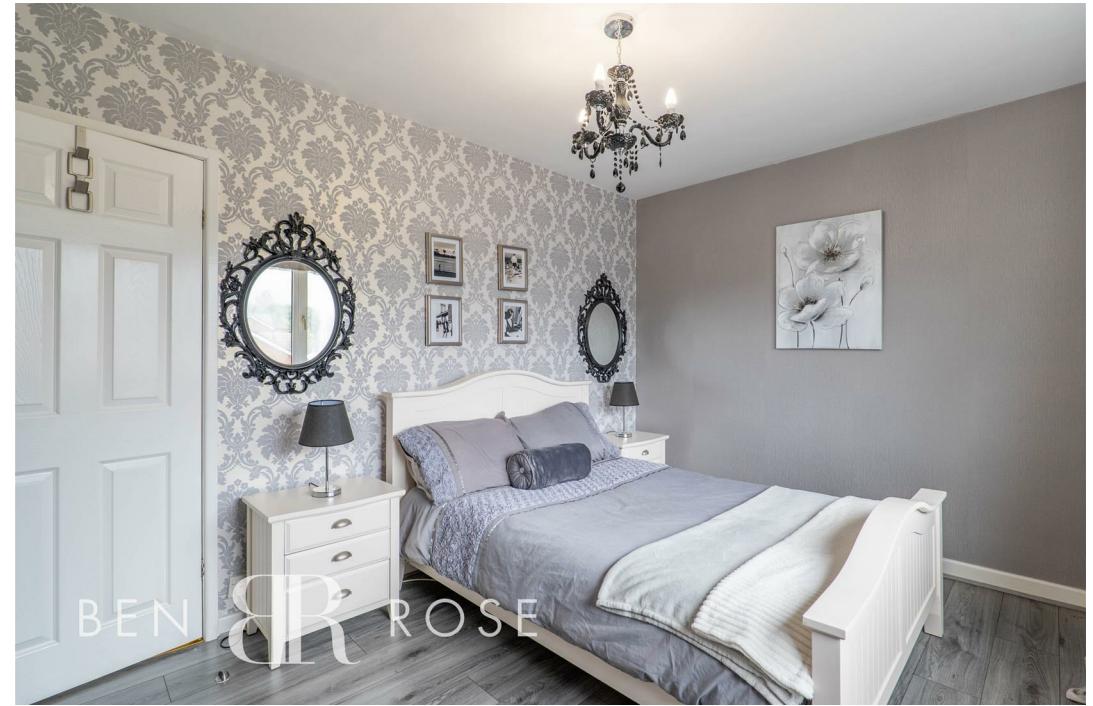
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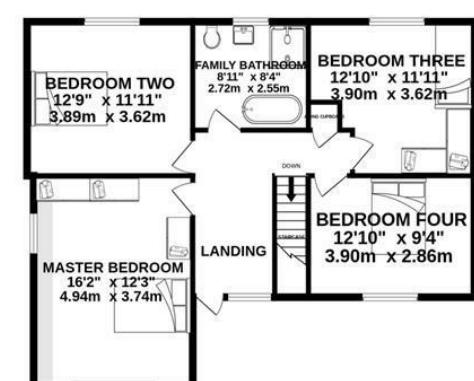
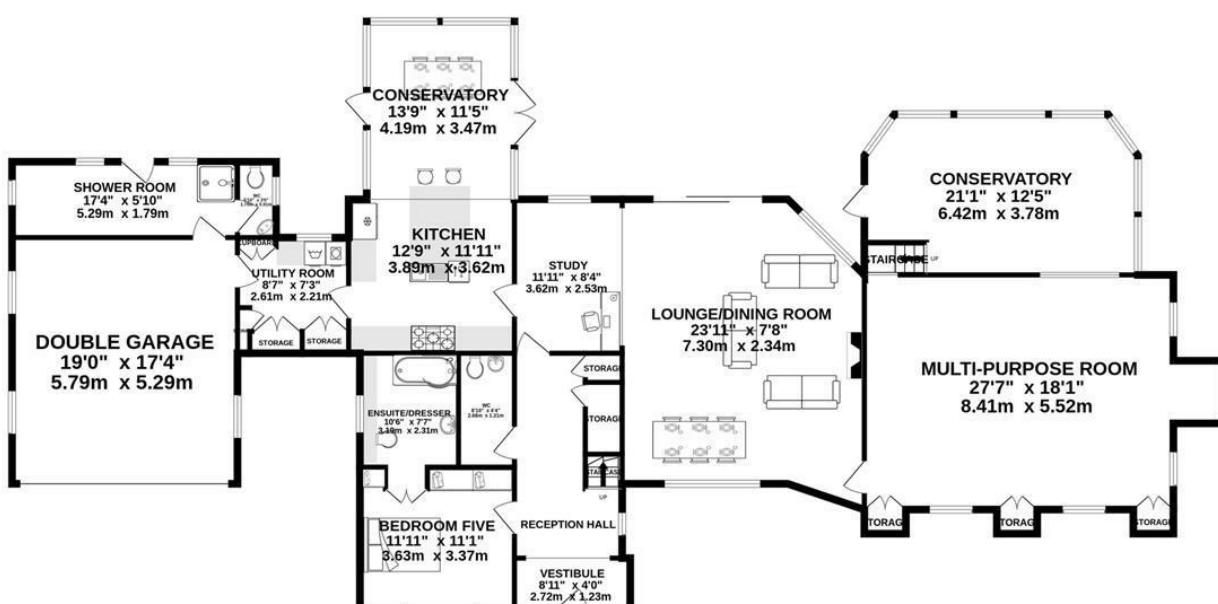
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# BEN ROSE

GROUND FLOOR  
2451 sq.ft. (227.7 sq.m.) approx.

1ST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 3263 sq.ft. (303.1 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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