



Regency Gardens, Euxton, Chorley

£1,195 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this charming three-bedroom semi-detached property, situated in the sought-after area of Euxton, Chorley. The home is conveniently located close to Euxton village, which offers a great range of local shops and amenities. It also benefits from excellent travel links, including nearby train stations and easy access to the M6 and M61 motorways.

Stepping into the property via the welcoming entrance porch, you are led into a central hallway, where a convenient W.C. is located along with the staircase to the upper level. To the left, you will find the spacious lounge, which features dual-aspect windows to the front and side, as well as double patio doors leading out to the garden, allowing plenty of natural light to fill the room.

On the opposite side of the hallway is the contemporary kitchen/diner. The newly fitted kitchen offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, microwave, and dishwasher. The dining area provides plenty of space for a family dining table and also benefits from dual-aspect windows, creating a bright and airy space.

To the first floor, you will find three well-proportioned bedrooms, two of which are doubles, along with a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, to the side of the property is a generously sized south-facing garden, offering a low-maintenance outdoor space ideal for relaxing or entertaining. The home also benefits from a private driveway and a detached single garage, providing off-road parking and additional storage.

Viewing at your earliest convenience is highly recommended to avoid disappointment.







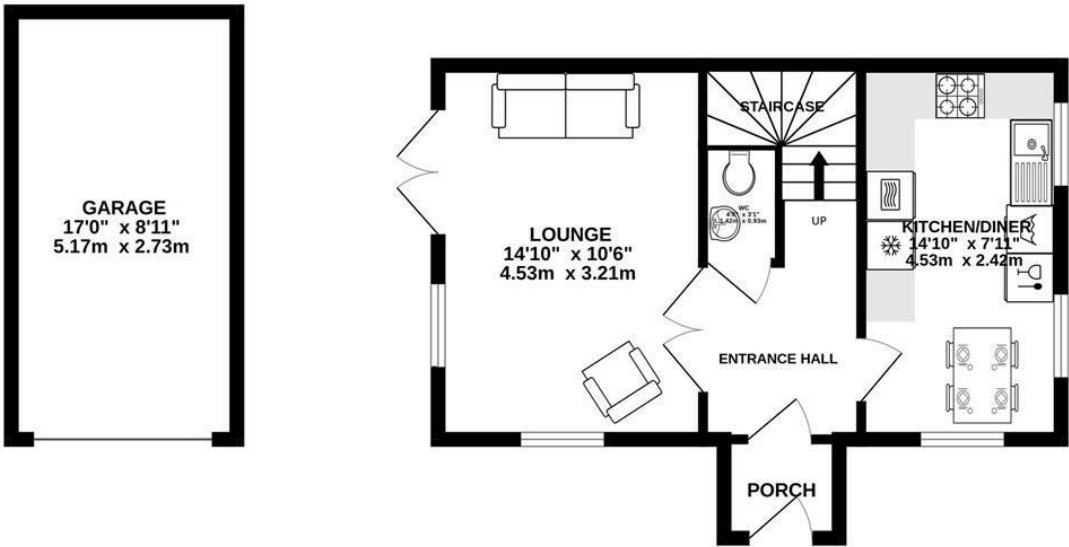




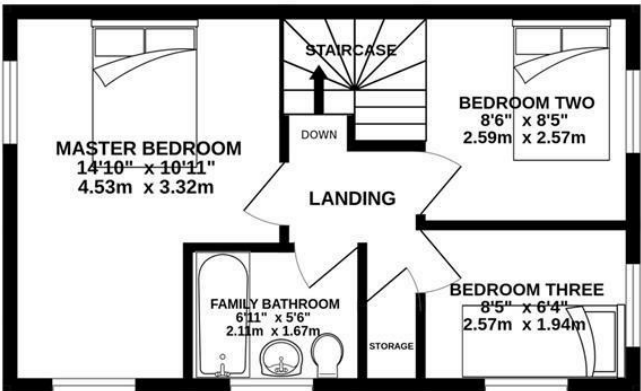


BEN ROSE

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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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 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	

