BEN ROSE



Orchard Close, Euxton, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to the market this charming four-bedroom detached family home, situated on a quiet cul-de-sac in the sought-after village of Euxton, Chorley. This delightful property offers generous living space throughout, making it an ideal home for families. The property is conveniently located close to excellent local schools, shops, and amenities, and is just a short drive from Chorley town centre. It also benefits from superb transport links via the nearby train station and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient W.C. is located along with the staircase to the upper level. From here, you enter the spacious front lounge, which features a charming central fireplace and dual-aspect windows to the front and side, allowing plenty of natural light to fill the room. Across the hallway is the modern fitted kitchen, which offers ample storage and includes an integrated oven, hob, and dishwasher. Just off the kitchen is a practical utility room, providing additional storage and space for freestanding appliances, with a single door leading to the side of the property. Continuing through the home, you will find the dining room, which offers ample space for a large family dining table and features double patio doors leading through to the bright and spacious conservatory. The conservatory provides versatile additional living space and benefits from double patio doors opening onto the rear garden. The original garage has been thoughtfully converted into a versatile family room, ideal for use as a home office, gym, playroom, or even fifth bedroom, with access from the conservatory.

To the first floor, you will find four well-proportioned bedrooms, with the master bedroom benefiting from a private en-suite shower room. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, to the front of the property is a private driveway providing off-road parking for multiple vehicles. To the rear is a lovely garden featuring a lawn, a paved patio, and established plants and trees, creating a peaceful and private space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





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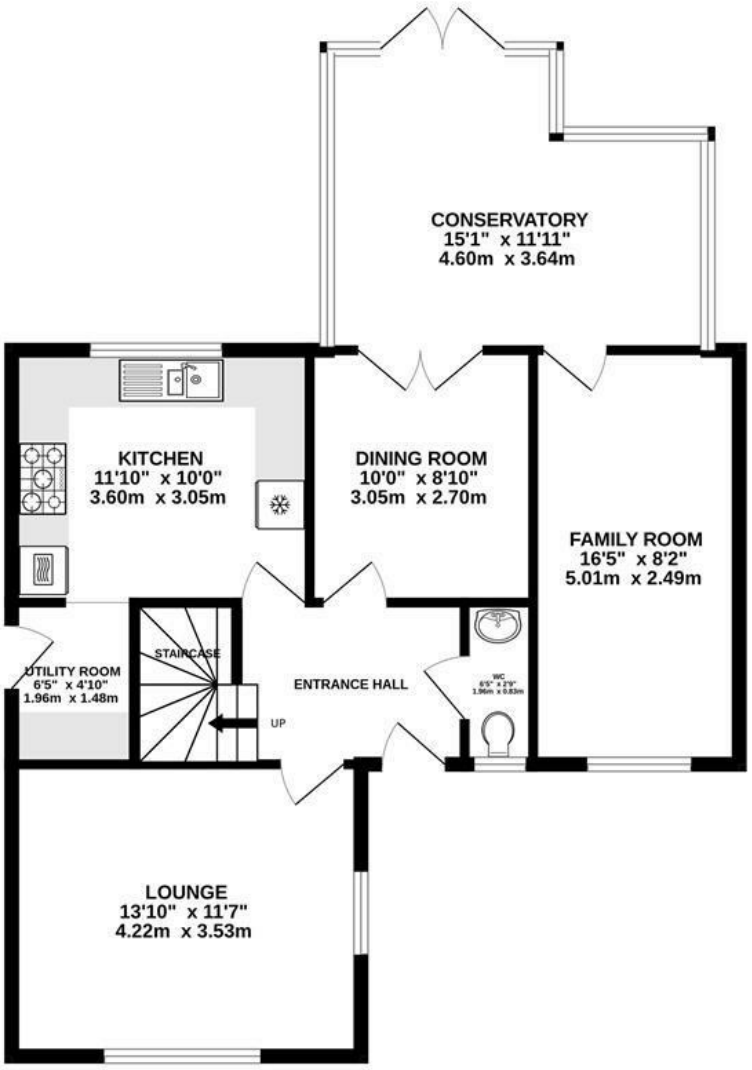




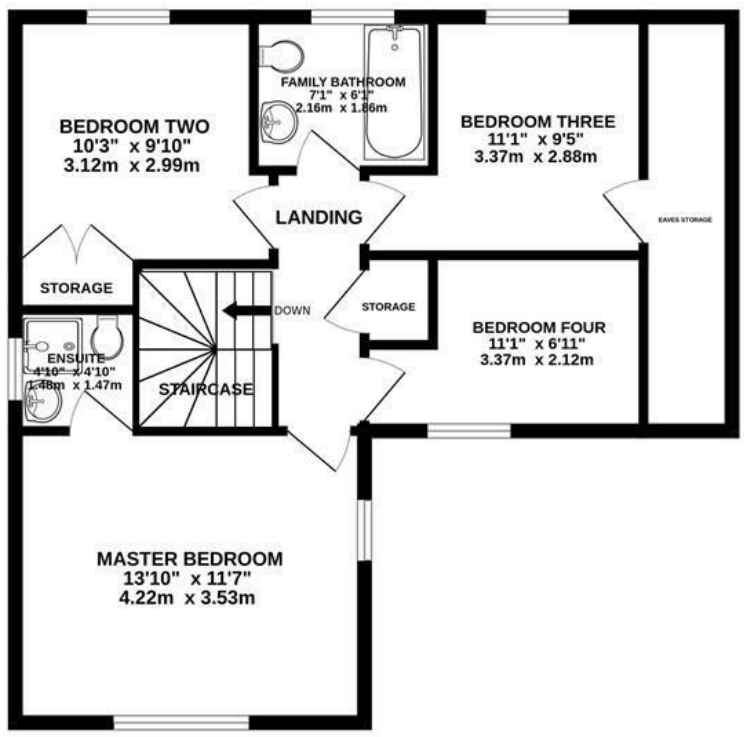
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GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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