BEN ROSE



Briar Avenue, Euxton, Chorley

Offers Over £274,995

Ben Rose Estate Agents are pleased to present to market this lovely four-bedroom dormer bungalow, situated in the ever sought-after village of Euxton, Chorley. This ideal family home offers versatile living space throughout and benefits from excellent travel links to nearby towns such as Leyland and Chorley. Residents will also appreciate the convenient amenities close by, including local shops, pubs, and well-regarded schools.

Internally, upon entering the property you are welcomed by a good-sized porch leading into the generously proportioned lounge. Bathed in natural light from the large front-facing window, the lounge features a welcoming gas fireplace and offers ample space for a large sofa suite and additional furnishings.

From here you can access bedroom three, a spacious double bedroom benefiting from dual aspect windows, a newly fitted carpet, and a built-in wardrobe. Continuing through the hallway, you will find bedroom four along with a well-appointed four-piece family bathroom, complete with a bath and separate walk-in shower. The staircase to the first floor can also be accessed from the central hallway.

Located to the rear of the home is the newly fitted kitchen, which features sleek wall and base units offering ample storage along with integrated appliances including a fridge, freezer, oven, and hob, as well as space for additional freestanding appliances. The kitchen flows seamlessly into the dining room, which provides ample space for a large family dining table and benefits from double patio doors leading out to the garden.

Moving upstairs, you will find two further double bedrooms along with a convenient three-piece family bathroom. The spacious landing also provides access to generous eaves storage, perfect for keeping belongings organised.

Externally, the property continues to impress with a generous driveway providing off-road parking for multiple vehicles. The driveway extends alongside the property and leads to a single detached garage at the rear. The rear garden is largely paved for easy maintenance and features mature shrubs and trees. Enclosed by tall fencing, the garden offers a good degree of privacy and also includes a raised pergola area, ideal for outdoor seating and entertaining.

Early viewing is highly recommended to avoid disappointment.





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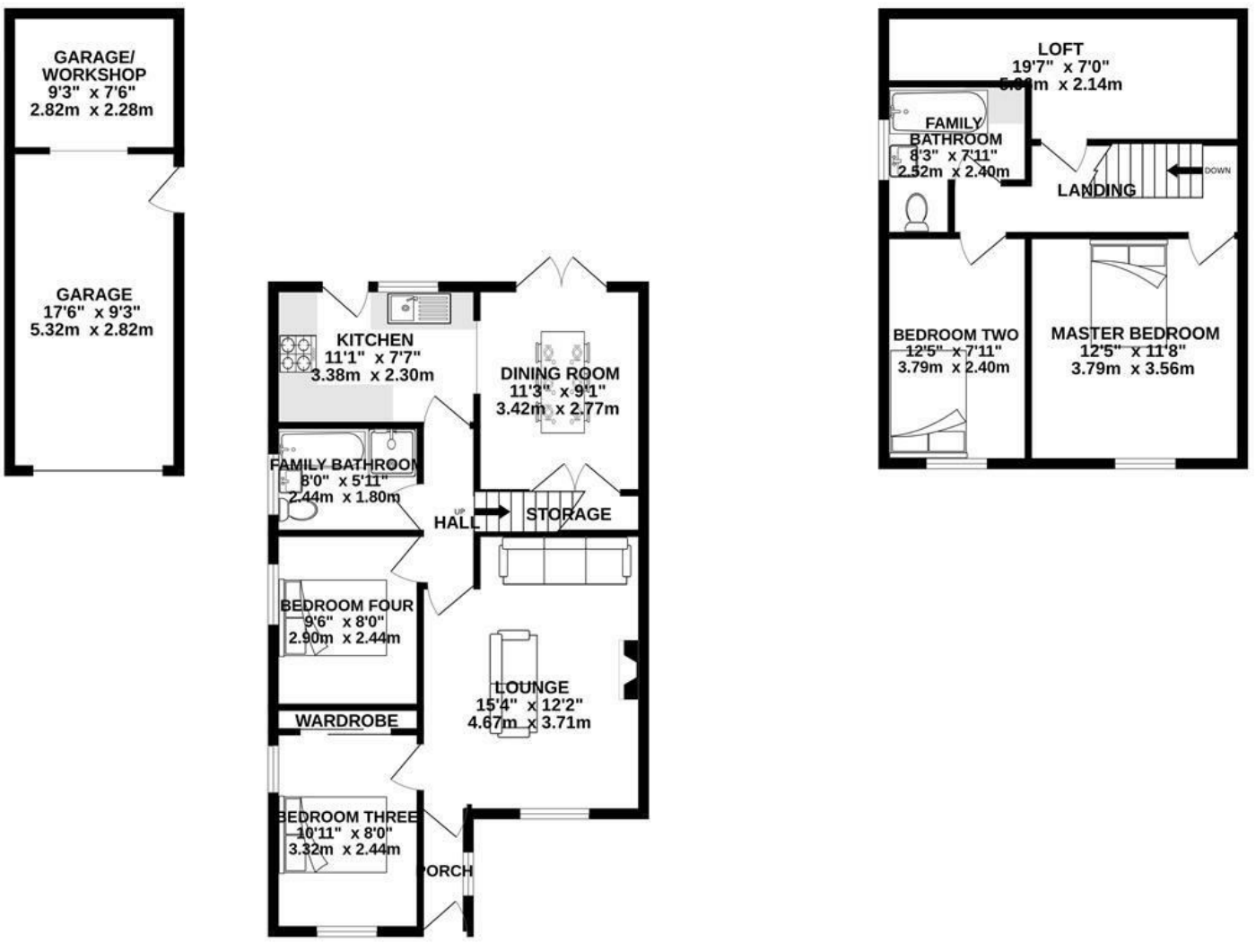


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GROUND FLOOR
877 sq.ft. (81.4 sq.m.) approx.

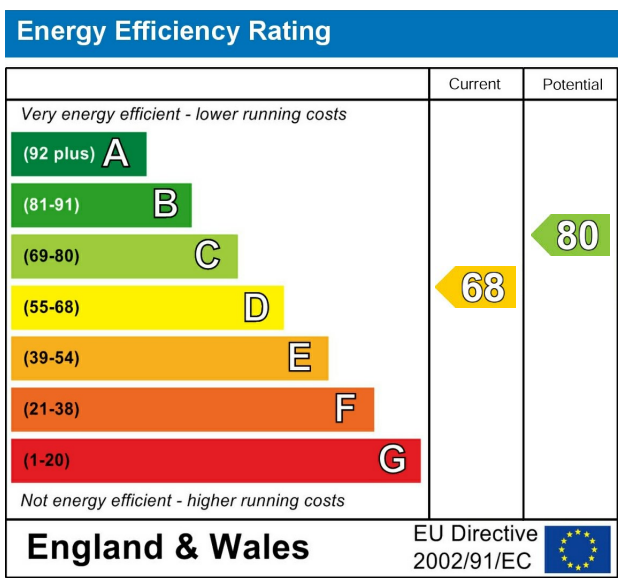
1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.

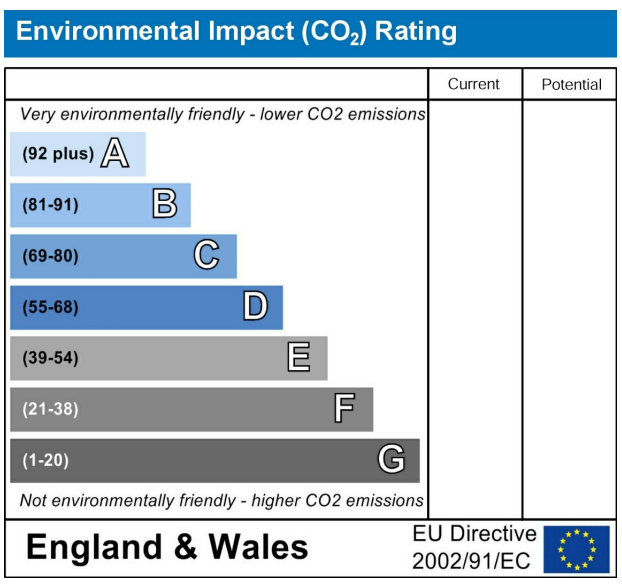


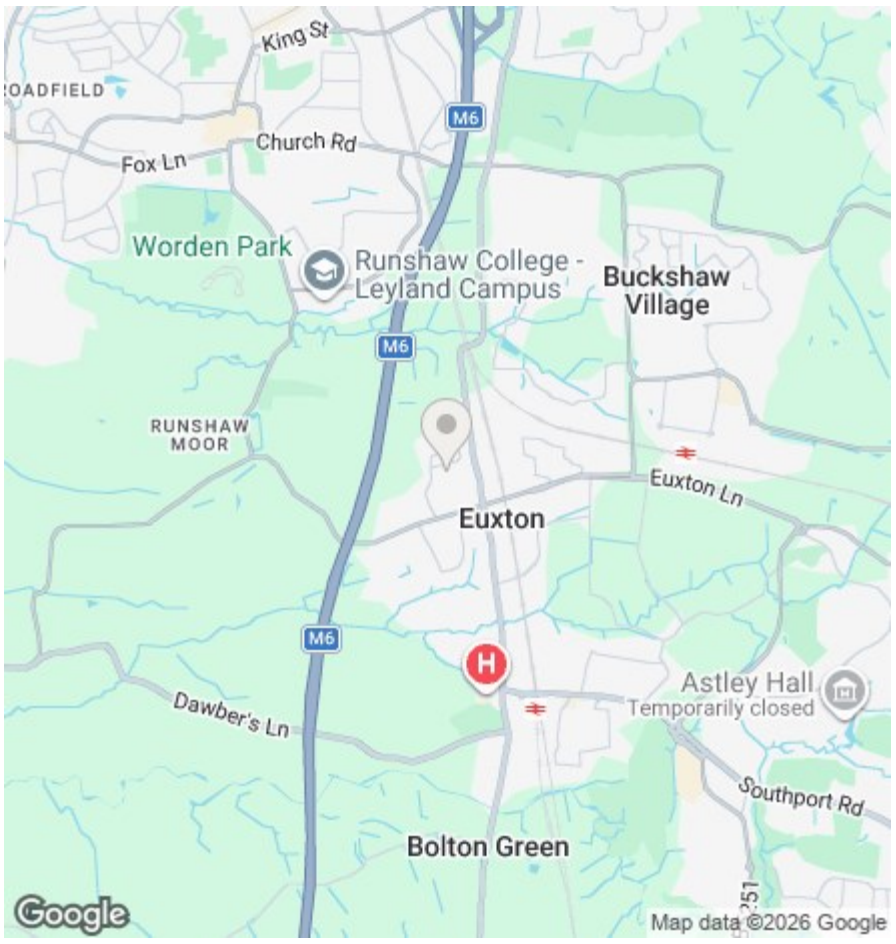
TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.

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.







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