BEN ROSE

Glencroft, Euxton, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached bungalow, ideally situated in the popular village of Euxton. Offering spacious and versatile single-storey accommodation, the property provides an excellent opportunity for a range of buyers, including families, retirees and those looking to enjoy the convenience of bungalow living without compromising on space. Euxton is a highly regarded area, offering a pleasant blend of village surroundings and excellent access to everyday amenities, with nearby Buckshaw Village and Chorley providing a wide selection of shops, supermarkets, restaurants, leisure facilities and services. The area is particularly well connected for commuters, with both Euxton Balshaw Lane and Buckshaw Parkway railway stations providing access towards Preston, Wigan, Manchester and Blackpool, whilst regular bus services operate through the surrounding area. For those travelling by road, the M6 and M61 are both readily accessible, providing convenient links throughout Lancashire and towards Greater Manchester, with the nearby towns of Chorley and Leyland and the city of Preston all within easy reach. The surrounding area also offers plenty of opportunities for outdoor recreation, with attractive parks and countryside close by, making this an appealing setting for a variety of lifestyles.

Entering the property, the welcoming entrance hall provides access into the generously sized lounge, creating a comfortable first impression of the home. This well-proportioned reception room benefits from a large front-facing window, allowing plenty of natural light to enter, whilst a log burning stove provides an attractive focal point and a cosy atmosphere during the colder months. From here, there is access through to the newly fitted modern kitchen, which combines contemporary styling with practical functionality and features several integrated appliances. There is also ample space for a family-sized dining table, making this a versatile room for both everyday meals and entertaining. Continuing through the internal hallway, there is access to three well-proportioned bedrooms, with two comfortable double bedrooms providing excellent space for residents or guests, whilst the third bedroom offers a versatile space ideally suited to a home office, hobby room or occasional bedroom. Completing the accommodation is the three-piece family bathroom, providing all the essential facilities expected within a modern family home.

As a single-storey bungalow, all of the accommodation is conveniently positioned on the ground floor, offering an excellent level of accessibility and ease of living. The thoughtful layout provides a natural flow between the principal living spaces, bedrooms and bathroom, with the three bedrooms positioned away from the main reception areas to create a comfortable and practical arrangement. The combination of two double bedrooms and a further versatile third bedroom makes the property particularly adaptable, whether required for family living, visiting guests or working from home, whilst the modern kitchen and spacious lounge provide welcoming areas in which to relax and entertain.

Externally, the property is approached via a driveway providing off-road parking and leading directly to the integral garage, offering useful additional storage and parking facilities. The front garden is mainly laid to lawn and complemented by several mature bushes, creating an attractive approach to the home. To the rear is a good-sized garden, predominantly laid to lawn and offering a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months. A paved seating area provides an ideal spot for outdoor furniture, whilst surrounding bushes add a good degree of privacy and greenery. Overall, this is a well-presented and versatile detached bungalow offering spacious single-storey accommodation, useful outside space, excellent transport connections and a desirable position within Euxton, making it an appealing choice for families, retirees or anyone seeking a comfortable home in a well-connected Lancashire location.

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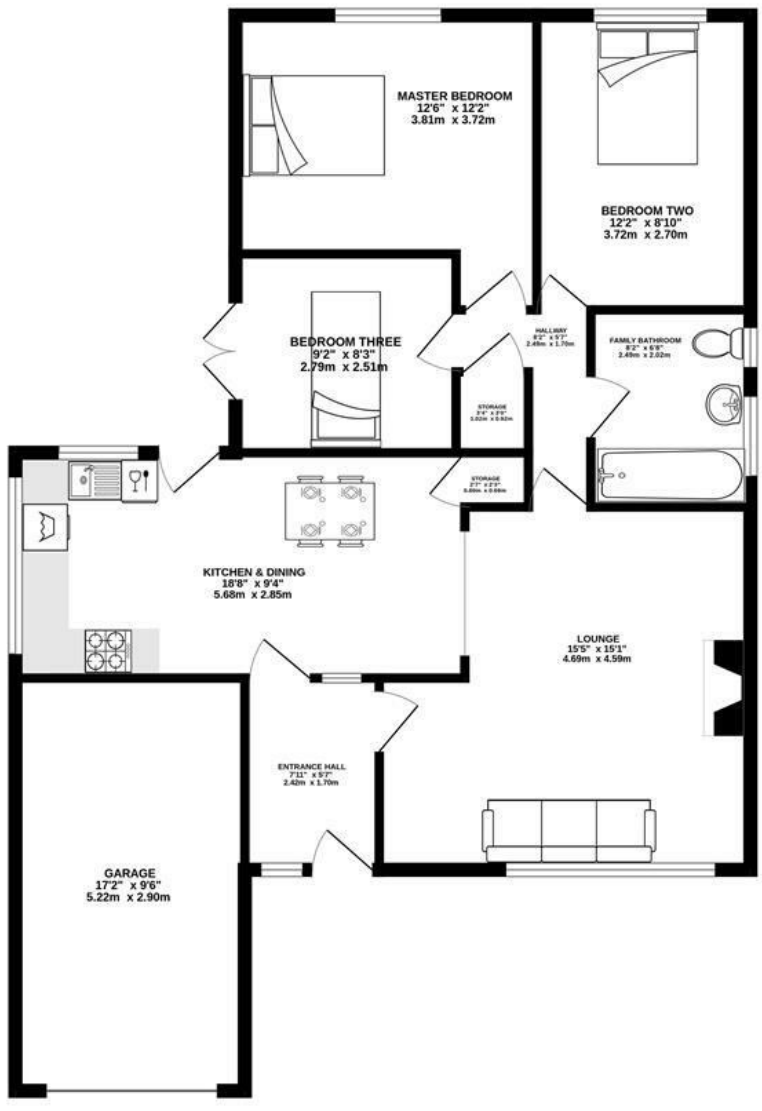
GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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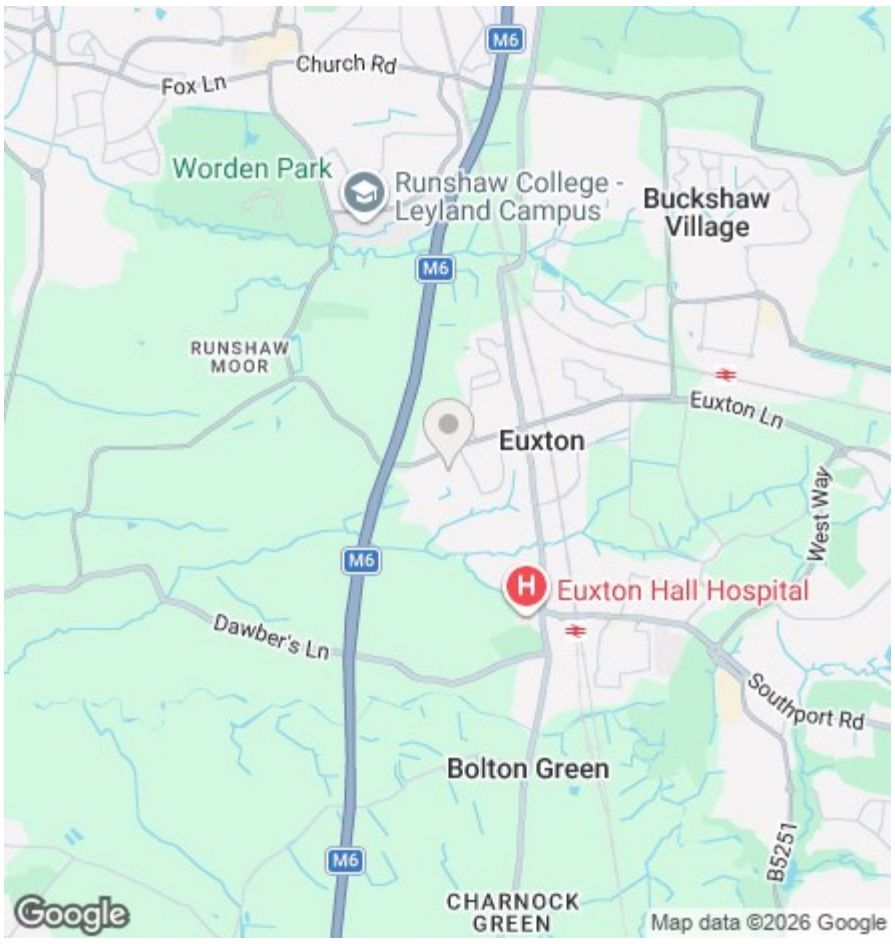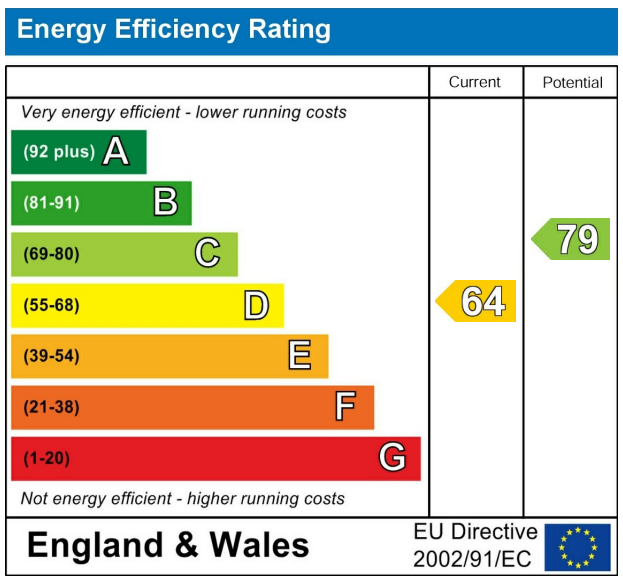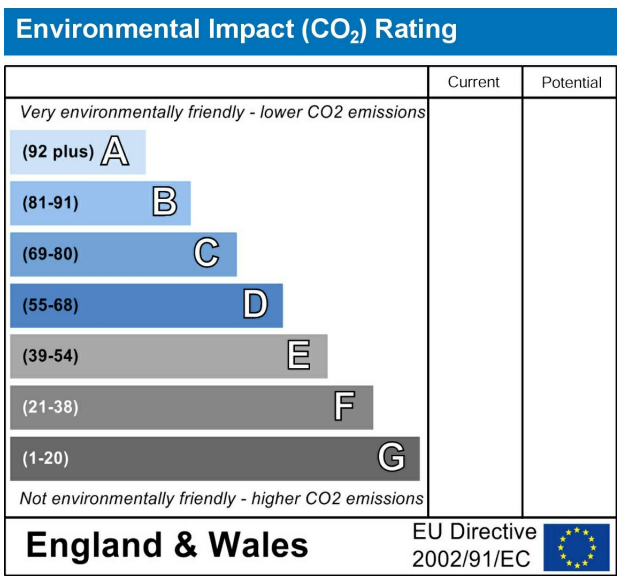
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