BEN ROSE

Bourne Close, Euxton, Chorley

Offers Over £374,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, ideally positioned on a desirable corner plot in the highly sought-after village of Euxton. This spacious family home offers modern living throughout and is perfectly suited for growing families looking for a balance of comfort, style and convenience. Euxton is well regarded for its excellent local amenities, including shops, supermarkets, cafes and well-regarded schools, while also benefiting from fantastic transport links. Euxton Balshaw Lane and Buckshaw Parkway train stations are both within easy reach, providing direct routes to Preston, Manchester and beyond, while the nearby M6, M61 and M65 motorways offer superb access across the North West. Nearby Chorley town centre provides additional shopping and leisure facilities, along with parks and countryside walks.

Upon entering the home, you are welcomed by a bright and inviting reception hall featuring an open staircase and useful integrated storage for coats and shoes. Just off the hallway sits the spacious lounge, a relaxing family space enhanced by French doors that open directly onto the rear garden, allowing plenty of natural light to flow through. To the opposite side of the home is the impressive open plan kitchen/diner/snug, a modern and sociable hub of the property ideal for entertaining or everyday family life. The kitchen is fitted with a range of integrated appliances and seamlessly opens into the dining area, while the snug area enjoys a charming side bay window. Completing the ground floor is a convenient WC.

Moving upstairs, the first floor offers four well-proportioned bedrooms, providing flexible accommodation for families, guests or home working. The master bedroom benefits from a contemporary three-piece en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom finished to a high standard.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for up to two cars and leading to a single garage. The rear garden offers a generous and private outdoor space, featuring a well-maintained lawn and patio seating area ideal for outdoor dining and summer entertaining. Behind the garage, there is also a dedicated children’s play area laid with wood chippings, making this a wonderful home perfectly designed for family living.

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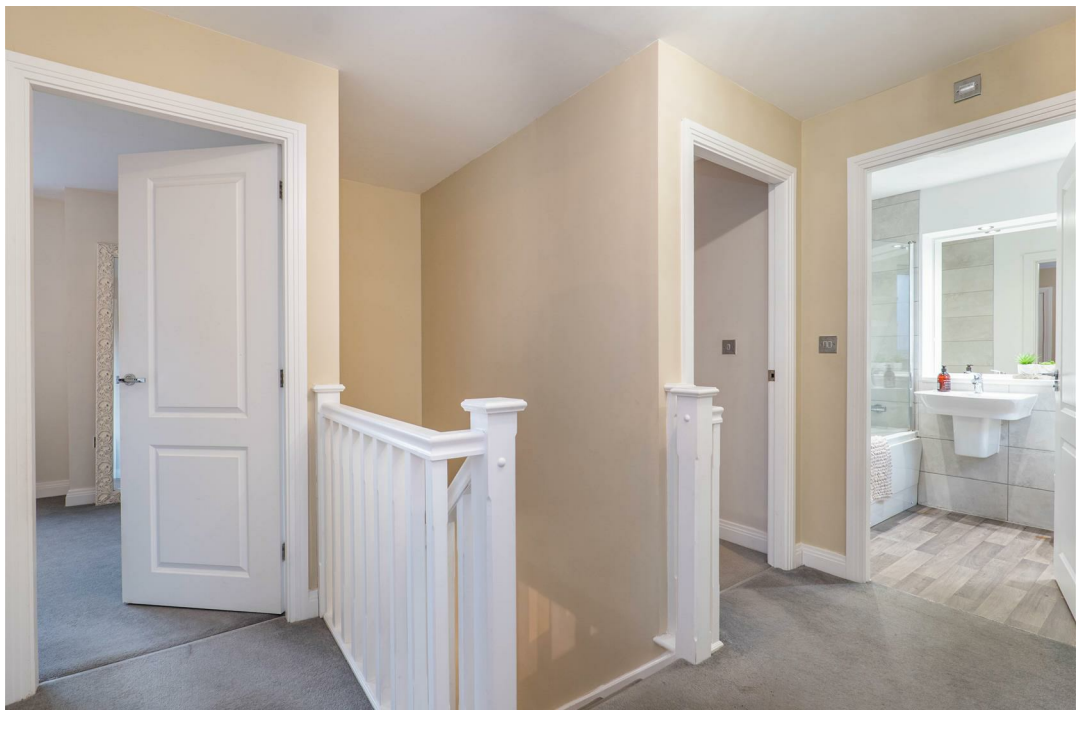

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BOURNE CLOSE

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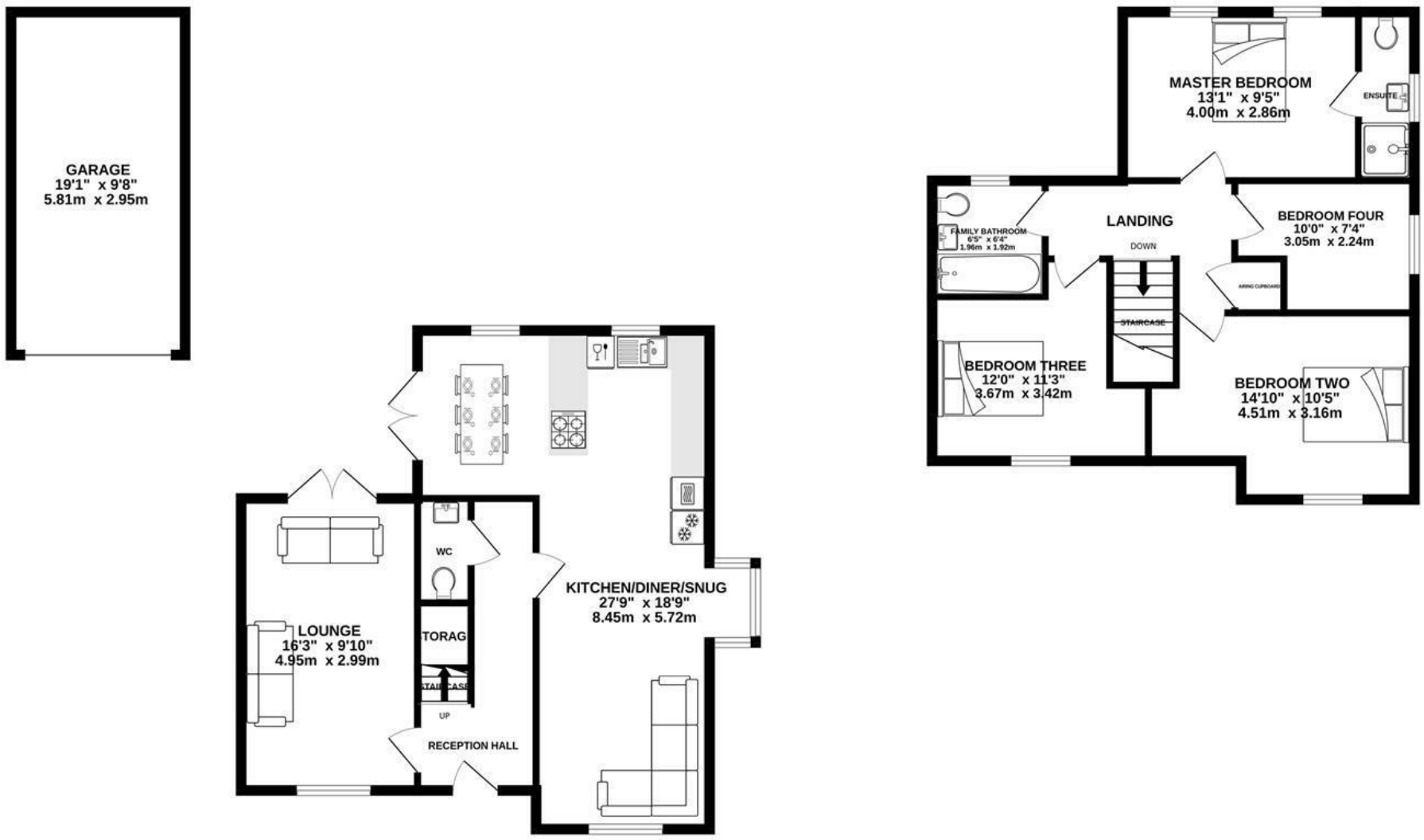
GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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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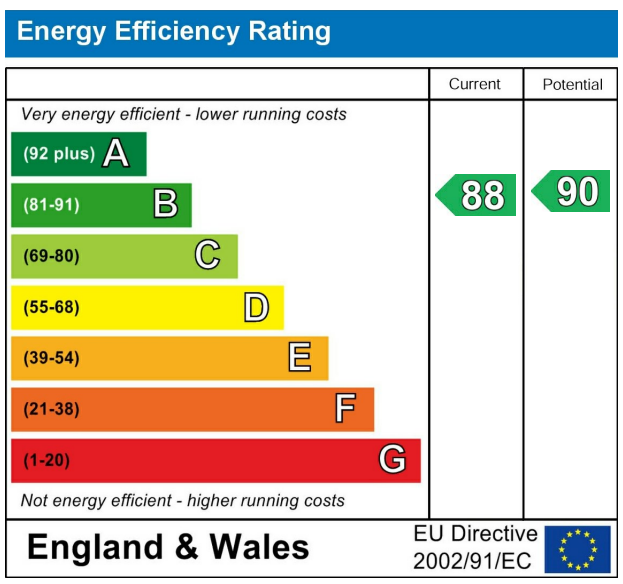
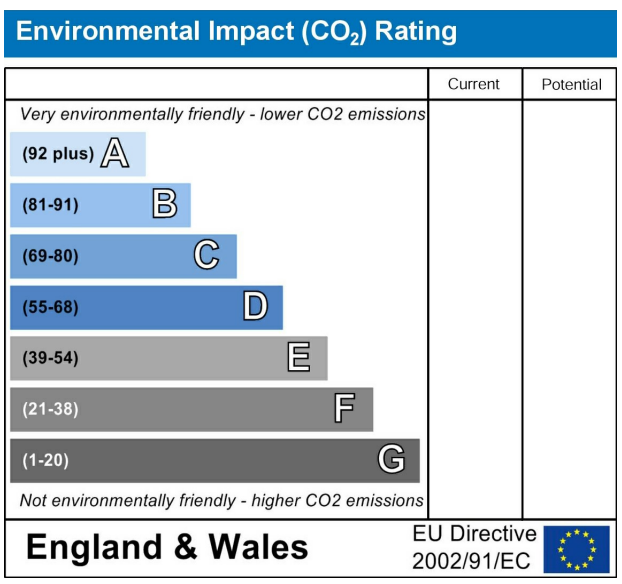
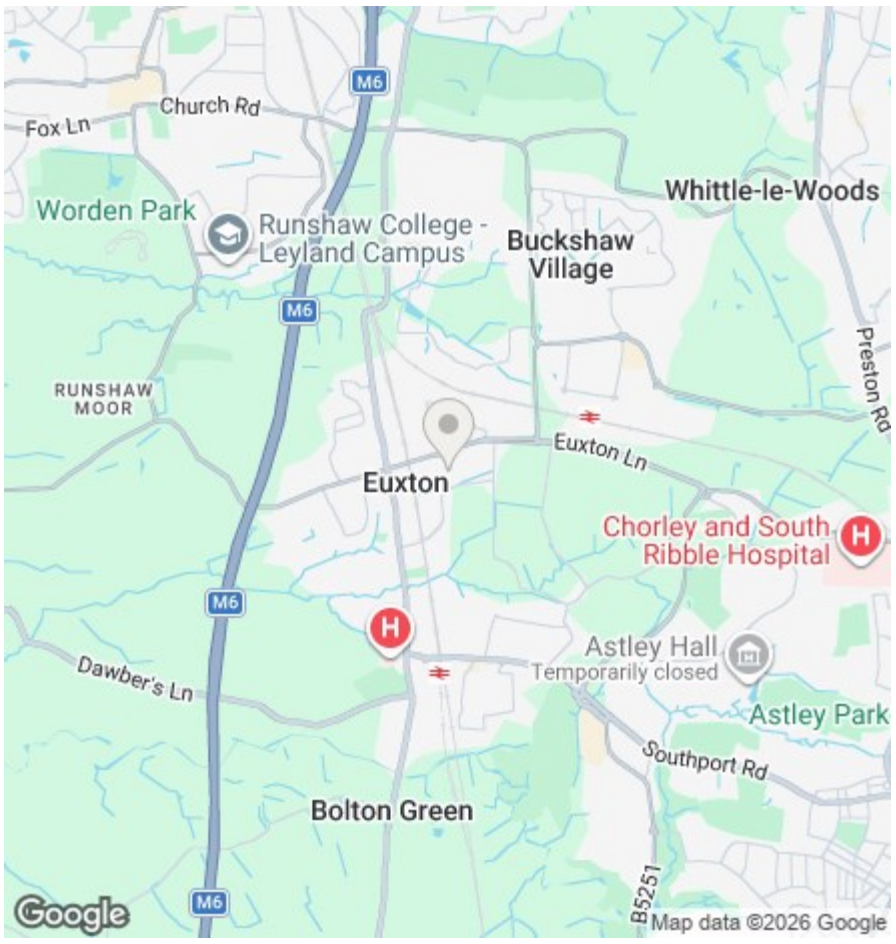
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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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