BEN ROSE



Bredon Avenue, Euxton, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this charming three bedroom semi detached family home, situated in a desirable position within the popular village of Euxton. Offering well-proportioned accommodation across two floors, the property combines a welcoming and characterful interior with a truly impressive south facing rear garden, providing a rare sense of privacy and seclusion alongside uninterrupted views across the surrounding open fields. With its generous living spaces, three bedrooms and exceptional outdoor space, this is a home that offers considerable appeal for families looking for both practicality and a peaceful setting. Euxton itself provides a wealth of everyday amenities including local shops, supermarkets, schools, cafés and places to eat, while the nearby towns of Chorley and Leyland provide further shopping, leisure and commercial facilities. Excellent transport connections are also within easy reach, with Euxton Balshaw Lane railway station providing rail services towards Preston/Blackpool to the north and Wigan/Liverpool to the south and surrounding destinations, while the M6 motorway is readily accessible, making this an ideal base for commuters. The wider area also offers access to beautiful countryside, local parks and attractions, whilst Preston and Wigan are both easily accessible by road.

Upon entering the home, the welcoming reception hall immediately provides a bright and airy introduction, with the staircase rising to the first floor and useful integrated storage helping to keep the space practical and uncluttered. A single French door to the left opens into the spacious front lounge, a particularly characterful reception room featuring a large bay-fronted window overlooking the front garden, allowing plenty of natural light to fill the room. The lounge benefits from laminate flooring, a coved ceiling, dado rail and attractive wood panelling to two walls, whilst useful under-stairs storage adds further practicality. A wonderful inglenook effect fireplace, complete with timber beam and an electric woodburner effect fire, creates a warm focal point and adds considerable character to the room. From here, double French doors lead naturally through into the generously proportioned dining kitchen and adjoining family room, creating an excellent space for family life and entertaining. The modern fitted kitchen offers ample storage and preparation space, a range of integrated appliances and a useful breakfast bar and provides plenty of room for a family sized dining table. Laminate flooring flows through the kitchen and vinyl flooring through the adjoining family room, which benefits from a transparent polycarbonate roof. Glazed double doors open directly onto the rear garden and a large window overlooks the exceptional outdoor space beyond.

Moving upstairs, the first floor provides three well-proportioned bedrooms together with the family bathroom. The master bedroom is a particularly appealing retreat, featuring fitted wardrobes and a large rear-facing window which frames stunning, uninterrupted views across the open fields beyond, creating a wonderful outlook to wake up to. Bedrooms two and three are both positioned towards the front of the property and feature front-facing windows together with laminate flooring. Completing the accommodation is the traditional three-piece family bathroom, which includes a corner bath with hand shower.

Externally, the property is approached via a gravelled driveway providing parking for two cars, alongside a gravelled front garden enhanced by a mature tree, creating a pleasant and established approach to the home. The driveway continues down the side of the property, with a further gate providing access into the rear garden. To the rear lies one of the property's standout features: a substantial south facing, mature and secluded linear garden enjoying spectacular, uninterrupted views across the surrounding open fields, where sheep can regularly be seen grazing. The initial section is predominantly laid to lawn and framed by mature borders, with a pond positioned to the left and a raised seating area to the right, providing a number of attractive spaces in which to relax and enjoy the setting. A flagged pathway leads through a framed trellis into the further section of the garden, where a combination of paving and terracotta tiles creates a more formal outdoor entertaining area, complemented by another raised seating area. At the far end, a low arched wall perfectly frames the breathtaking rural outlook, offering an exceptional sense of space, privacy and tranquillity. Combining versatile family accommodation, attractive character features and an enviable garden overlooking open countryside, this is a distinctive semi detached home that offers an excellent opportunity for families seeking a peaceful yet well-connected home in the heart of Euxton.





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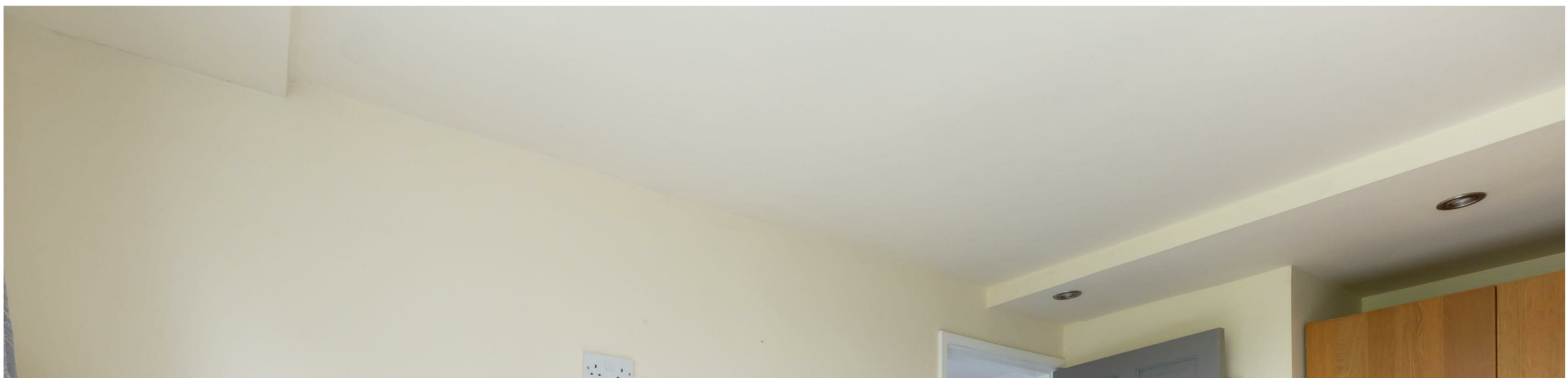




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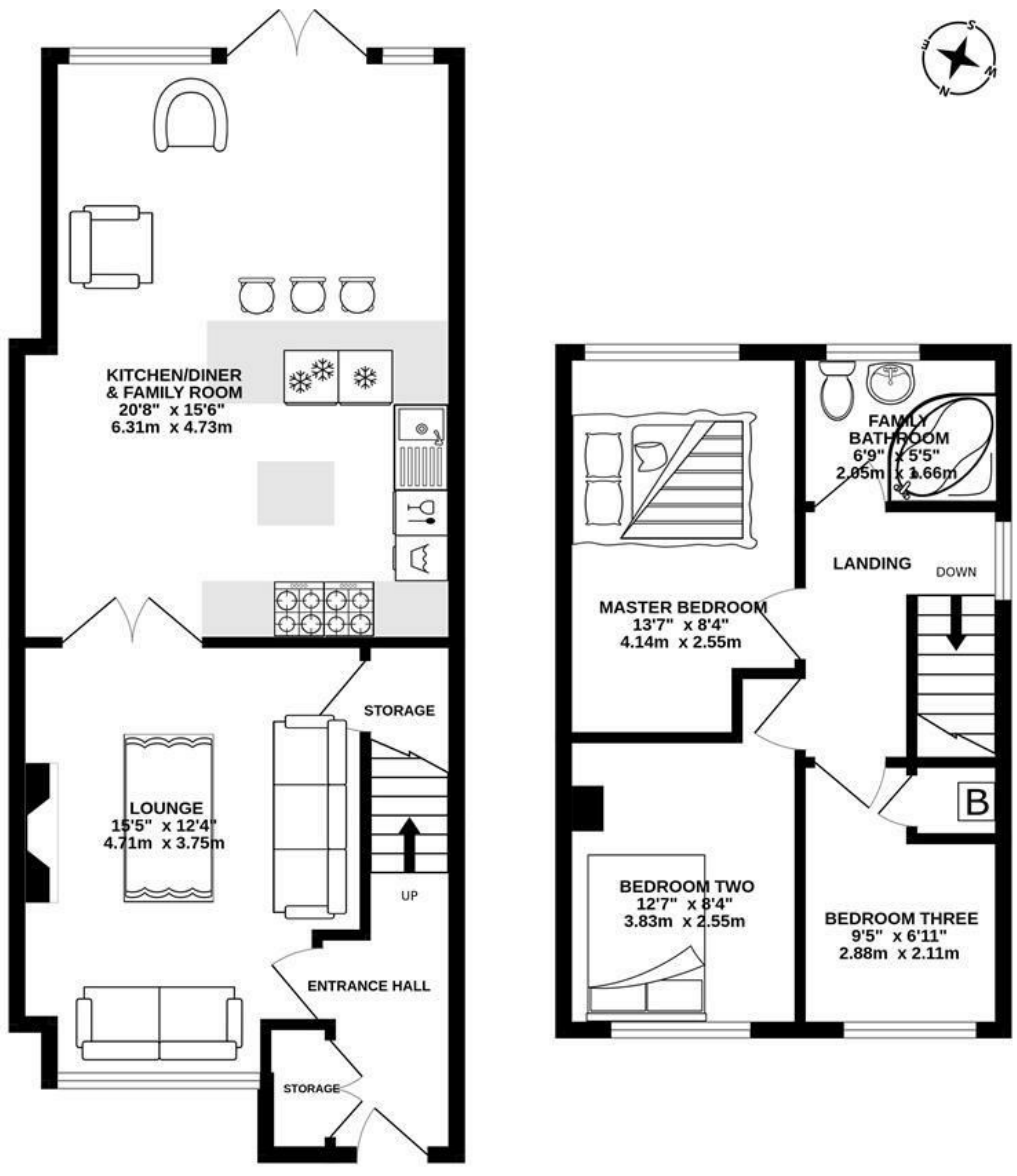


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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

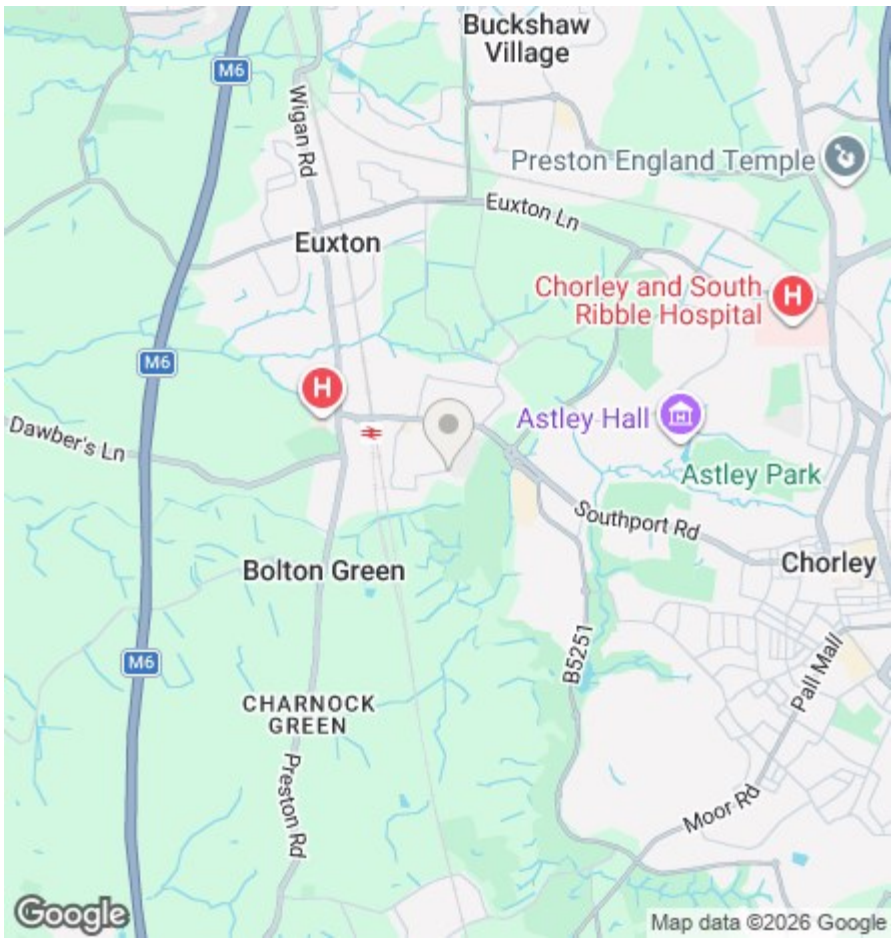
1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.

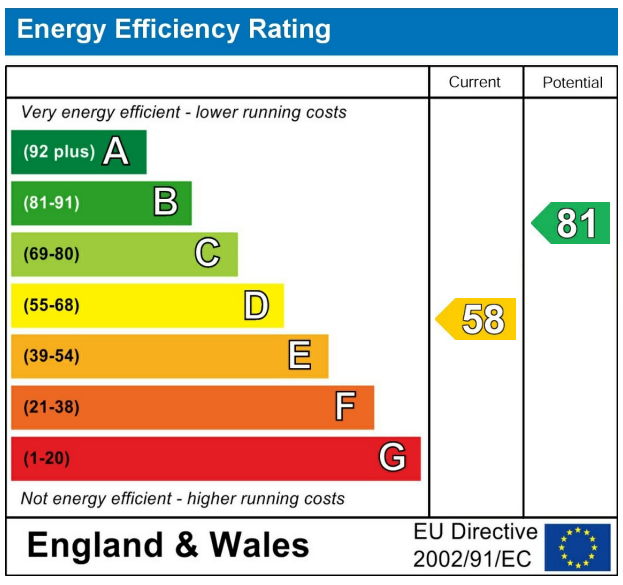


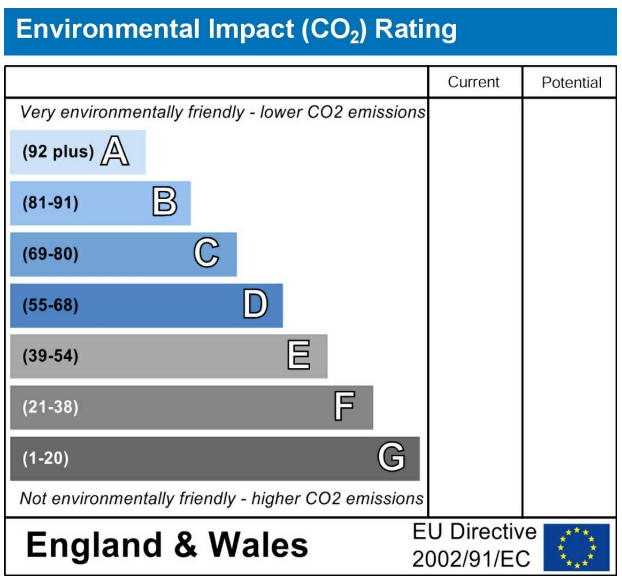
TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

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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