



Earlsway, Euxton, Chorley

Offers Over £239,995

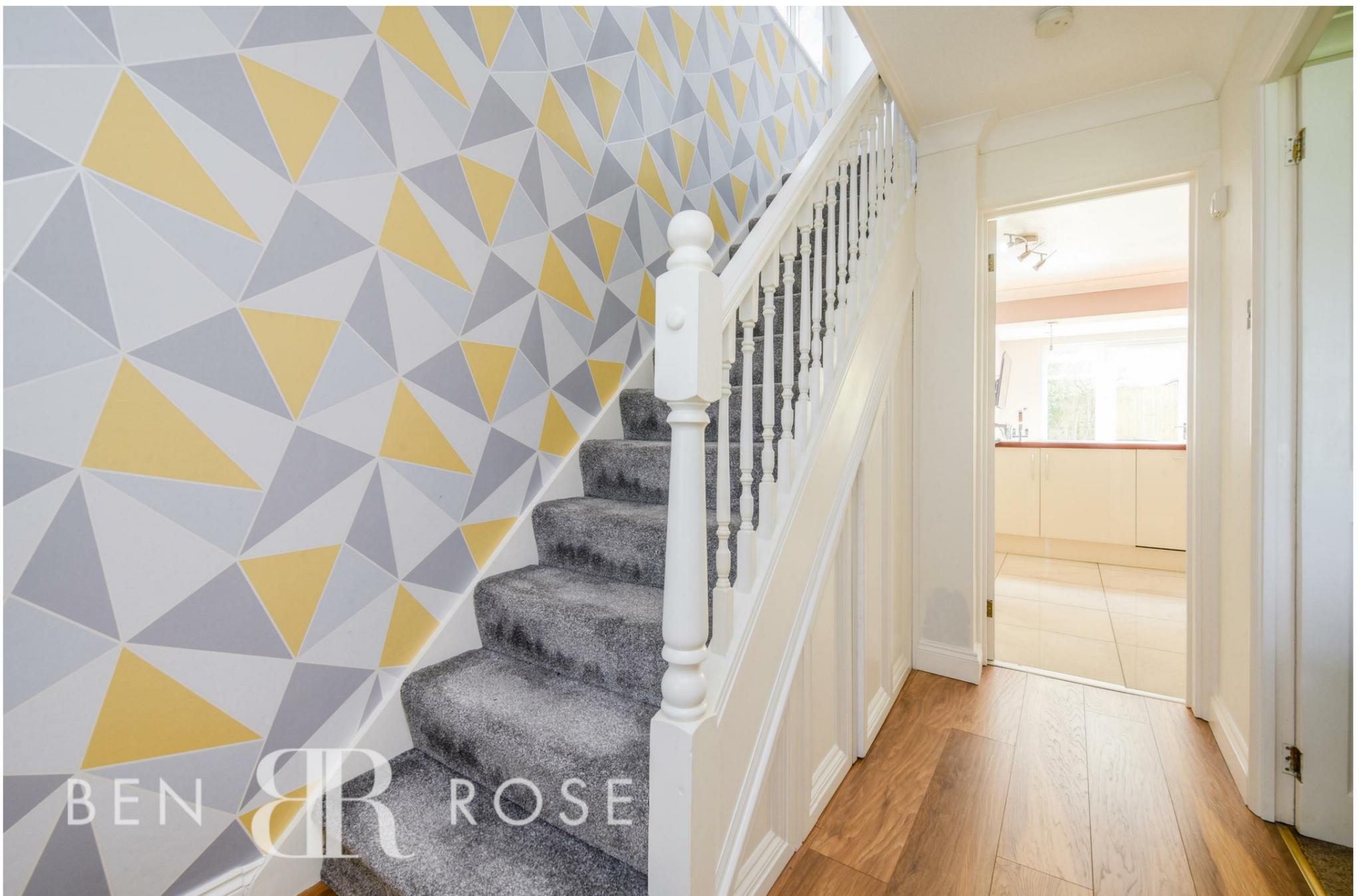
Ben Rose Estate Agents are delighted to present to market this beautifully presented, three bedroom, semi-detached property in a sought after area of Euxton, Chorley. This would be an ideal family home offering plenty of space throughout. The property is ideally placed only a short drive to both the towns of Leyland and Chorley with their superb local schools, shops and amenities. There is also fantastic travel links via the nearby Euxton and Buckshaw Parkway train stations and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property boasts a welcoming entrance porch/cloakroom leading into the main reception hallway. The hallway provides access to all ground floor rooms and houses the staircase to the upper level. To the right of the hallway, you'll discover the spacious lounge, with a large front-facing window and a charming fireplace. Continuing onward, you step into the heart of the home—a stunning open-plan space comprising the kitchen, dining area, and family room. The kitchen is equipped with integrated appliances and features a convenient breakfast bar. The dining area comfortably accommodates a large family dining table, while the family room seamlessly connects to the garden through double patio doors.

Moving upstairs, you'll find three well-proportioned bedrooms, all of which benefit from integrated storage. Completing this floor is the three-piece family bathroom, featuring an over-the-bath shower. Additionally, the fully boarded loft boasts electrics and a convenient pull-down ladder.

Externally, the front of the property boasts a well-maintained lawn alongside a paved driveway offering off-road parking for multiple vehicles. An electric car charging point adds convenience to this space. The driveway extends beyond the double gates to the attached garage/workshop, equipped with electrics and providing access to the garden. At the rear, a generously sized garden awaits, featuring a laid lawn and paved patio areas, perfect for outdoor enjoyment.





















BEN ROSE

GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

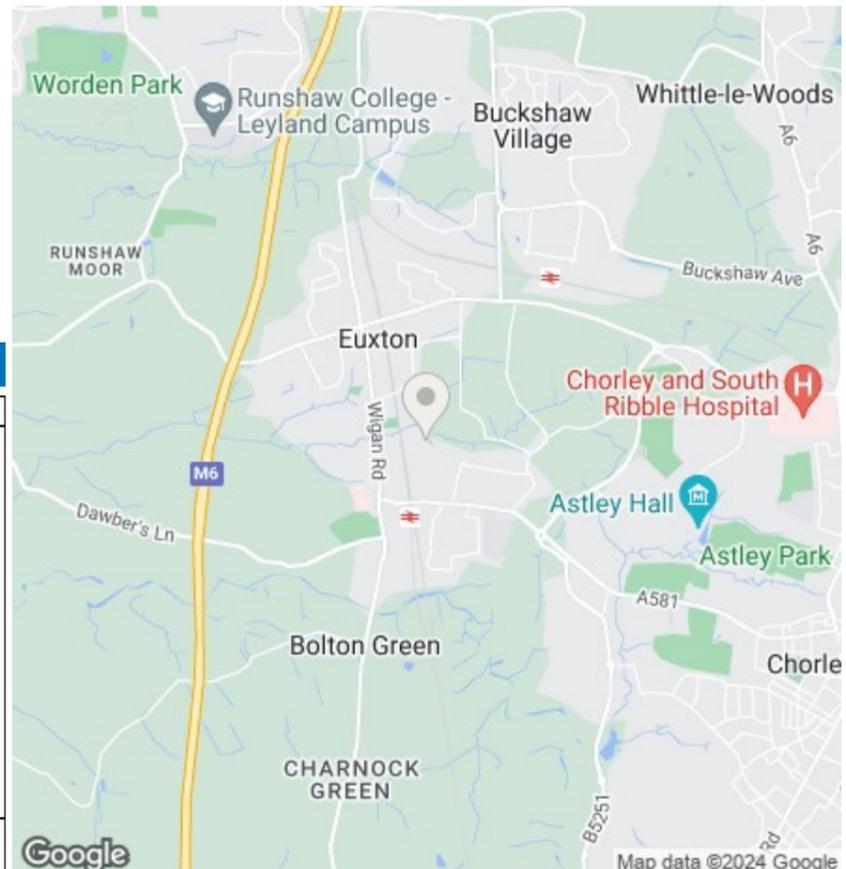


TOTAL FLOOR AREA: 1271 sq.ft. (118.1 sq.m.) approx.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	