



## **Birkdale Close, Euxton, Chorley**

**Offers Over £369,995**

Ben Rose Estate Agents are pleased to present to market this thoughtfully extended, six bedroom detached property, situated on a good sized plot within a highly sought after estate in Euxton, Lancashire. This immaculately presented home offers a bright, modern feel throughout and is ideal for families seeking spacious living in a desirable location. Euxton provides a wealth of amenities, including well-regarded schools, shops, and restaurants, all within close proximity. The property also benefits from excellent travel links, with easy access to the M6 and M61 motorways and Euxton Balshaw Lane train station, making it perfect for commuters.

Stepping through the front door, you are welcomed by a spacious and inviting hallway that connects to the majority of ground floor rooms. To the front of the home, the generous dining room, large enough to comfortably accommodate a six person family dining room impresses with its tasteful décor and a stunning bay window, which floods the space with natural light.

Moving towards the rear, you'll discover the heart of the home—an exquisite kitchen/breakfast/family room perfect for entertaining or family gatherings. The modern kitchen boasts ample built-in storage with integrated and freestanding appliances, and a breakfast bar for three. Kitchen/breakfast room is set in an open plan layout with the family room boasting dual aspect windows, skylights and bi folding doors leading into the garden. There is ample room here for large sofa set and furnishings. Completing the ground floor is a convenient downstairs W/C.

On the first floor, the landing leads to four spacious bedrooms. The master is beautifully decorated featuring built-in wardrobes and a modern en-suite, complete with a shower. Bedroom two is generous in size and comprises fitted wardrobes and additional over the stair storage. Bedroom three comfortably accommodates a double bed with bedroom four making the ideal home office or study.

Completing this floor is the three piece family bathroom with over the bath shower.

The second floor comprises two additional bedrooms, with bedroom five comfortably accommodating a double bed. Both rooms have access to the eaves storage to the front and the rear.

Externally, the property offers a large driveway with space for multiple vehicles, leading to an integral single garage. To the rear of the property, sizeable garden with lawn, decking and patio. Lined with tall fencing for privacy

Viewing is highly recommended to fully appreciate the size and quality of this stunning family home and the opportunity it presents.















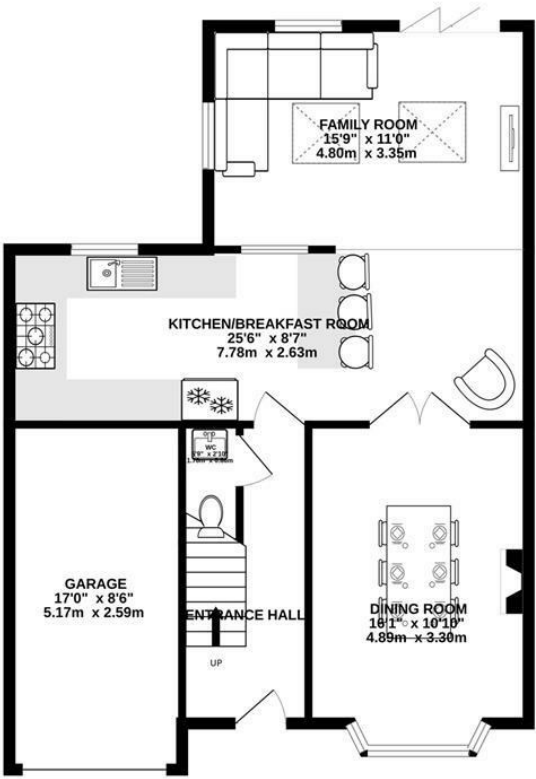




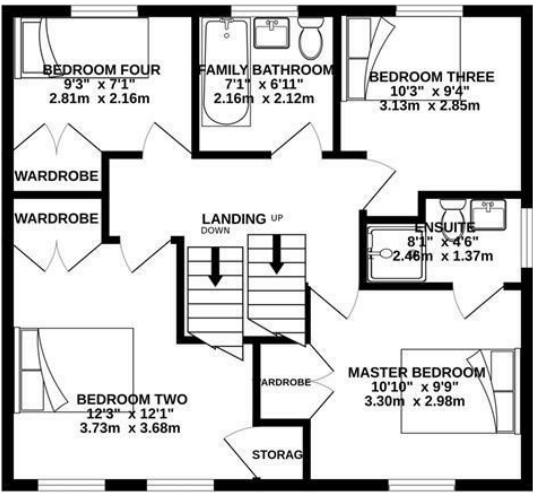


# BEN ROSE

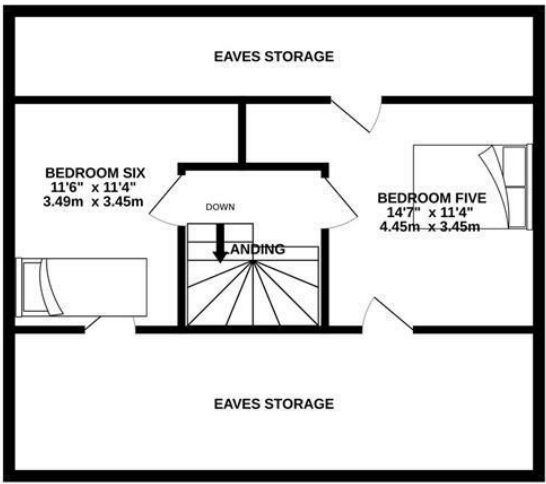
GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



2ND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1985 sq.ft. (184.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	82
(81-91) B		
(69-80) C		
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

