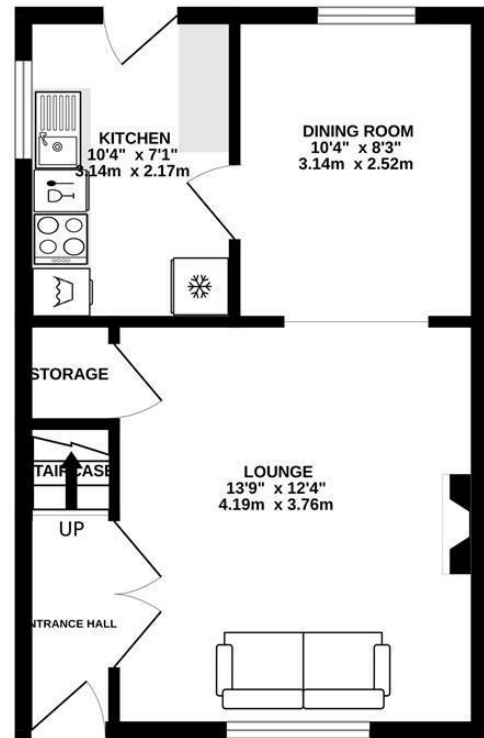
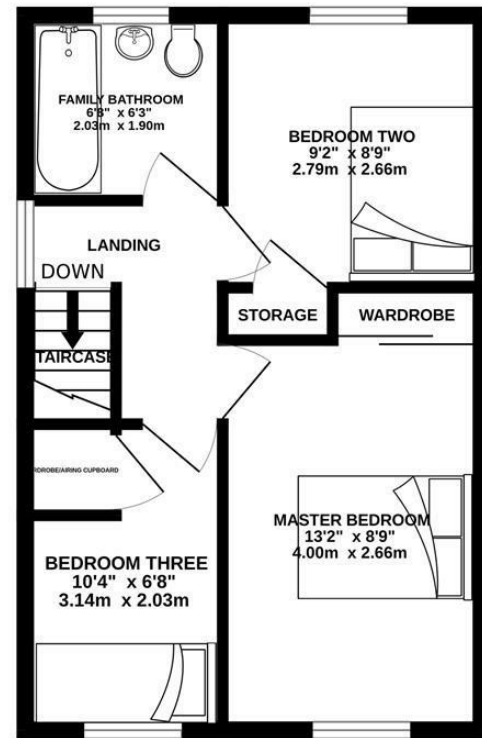


GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 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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## Empress Way, Euxton, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this well presented, three bedroom property in the village of Euxton. This would make an ideal home for a first time buyer looking to get onto the property ladder in a sought after location. The property is ideally placed only a short drive to the town of Chorley and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby Euxton train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads around into the lounge via the French doors. The spacious front lounge features a fireplace as a centre piece as well as a large front facing window bringing in ample natural light into the space. There is also access to the under stair storage from here. Moving through the lounge, you'll find the dining room that offers space for a family dining table and is set in an open plan layout with the lounge. The modern fitted kitchen features integrated appliances such as an oven and dishwasher, with space for other freestanding appliances to be fitted.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from a fitted wardrobe. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a laid lawn as well as a driveway for up to two cars. To the rear is a beautiful garden space that has been highly maintained. It features a decked patio with partial covering - perfect for garden furniture. There is also a central lawn as well as a shed that has been converted into a bar with electricity and power.

All room dimensions are available on the Floorplan

Property to sell?

If you have a property to sell, we can offer a FREE market appraisal and experienced sales advice.



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 |
|                          | 85        |
| 62                       |           |

EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |

EU Directive 2002/91/EC

