



Cedar Avenue, Euxton, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this well maintained, NO CHAIN, two/three-bedroom bungalow, situated in the highly sought-after village of Euxton. Offering spacious and versatile accommodation throughout, this delightful home provides an excellent blank canvas for buyers looking to personalise a property to their own taste and style. Ideal for couples, those looking to downsize or anyone seeking single-storey living, the bungalow also benefits from attractive field views to the rear, creating a peaceful setting. Euxton is a popular residential location with a fantastic range of nearby amenities, including supermarkets, independent shops, cafés and well-regarded eateries, while nearby Chorley town centre offers an even wider selection of retail and leisure facilities. Excellent transport links are close at hand, with Euxton Balshaw Lane railway station providing direct services to Preston, Manchester and beyond, as well as convenient access to the M6, M61 and M65 motorways, making commuting straightforward. Regular bus routes and nearby green spaces further add to the appeal of this desirable location.

Entering through the side entrance, you are welcomed into a central hallway that provides access to the majority of the accommodation. Positioned towards the front of the home is a versatile dining room, which could easily serve as a third bedroom, home office or additional reception room depending on your needs. Bedroom two is also located to the front of the property, offering comfortable accommodation for guests or family. The spacious lounge enjoys a large front-facing window that fills the room with natural light, while a feature fireplace creates a warm and inviting focal point. To the rear of the bungalow is the generous master bedroom, enjoying views over the garden, alongside the kitchen, which offers ample potential for modernisation and personalisation. Beyond the kitchen, a practical porch provides access out to the rear garden.

Externally, the property continues to impress with a lawned front garden and a generous driveway running along the side of the home, providing off-road parking for up to four vehicles and leading to a detached garage positioned at the rear. The sizeable rear garden has been thoughtfully landscaped for easier maintenance, offering an excellent outdoor space to relax or entertain while taking full advantage of the open field views beyond. Combining a sought-after village location, versatile living space, generous parking and the opportunity to create a home tailored to your own tastes, this charming bungalow presents an excellent opportunity that should not be missed.







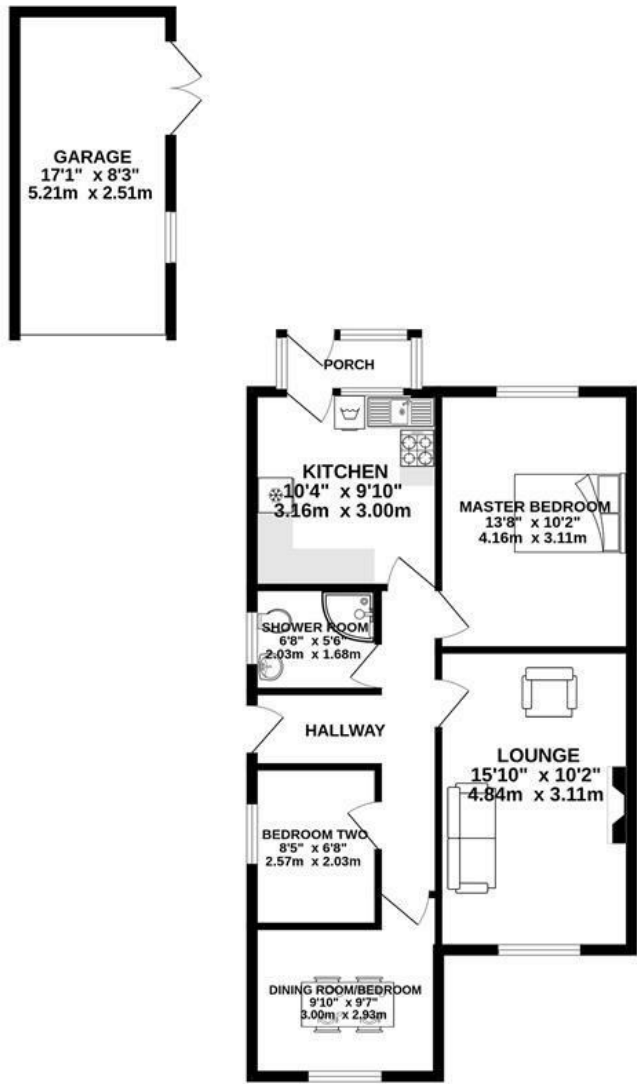






BEN ROSE

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 	

