



## Balshaw House Gardens, Euxton, Chorley

**Offers Over £294,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached family home, located within the highly sought-after village of Euxton. Tastefully decorated throughout, the property offers modern, flexible living ideal for growing families. Euxton is well regarded for its excellent local schools, welcoming community and convenient access to a wide range of amenities. Chorley town centre is just a short drive away, providing shops, supermarkets, cafés and restaurants, while nearby Preston offers further retail and leisure facilities. For commuters, Euxton benefits from rail links to Preston and Wigan, excellent bus services to Preston and Chorley, and easy access to the M6 and M61 motorways.

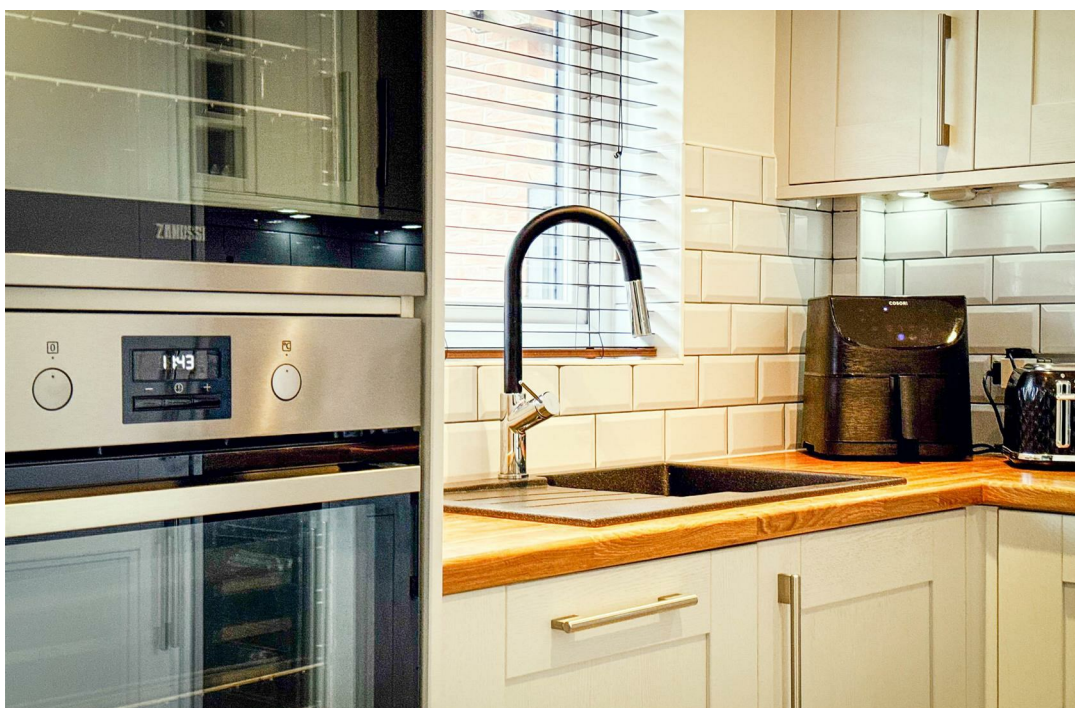
Entering via the bright side entrance hall, you are welcomed into a thoughtfully arranged ground floor with a convenient WC positioned just off the hallway. To the front of the home sits a spacious, full-width lounge, filled with natural light and featuring a stylish media wall with electric fire, creating a comfortable yet contemporary living space. To the rear, the modern open-plan kitchen and dining room forms the heart of the home, fitted with a range of integrated appliances including a double oven, induction hob, dishwasher, fridge/freezer and wine cooler. French doors open directly onto the rear garden, perfect for entertaining and everyday family life.

The first floor continues the sense of space, with a generous master double bedroom benefitting from built-in wardrobes and a private ensuite shower room. Bedroom two is a further well-proportioned double, while bedroom three provides a versatile single room ideal as a child's bedroom or home office. Completing the floor is a modern three-piece family bathroom finished in a clean, contemporary style.

Externally, the property offers a paved front garden and a driveway providing off-road parking for up to three vehicles, along with a detached garage with power. The rear garden has been designed for low maintenance and enjoyment, featuring an Indian sandstone patio, artificial lawn, raised wooden decking with hot tub, and a garden shed. This superb home combines style, comfort and location, making it an excellent choice for family living.



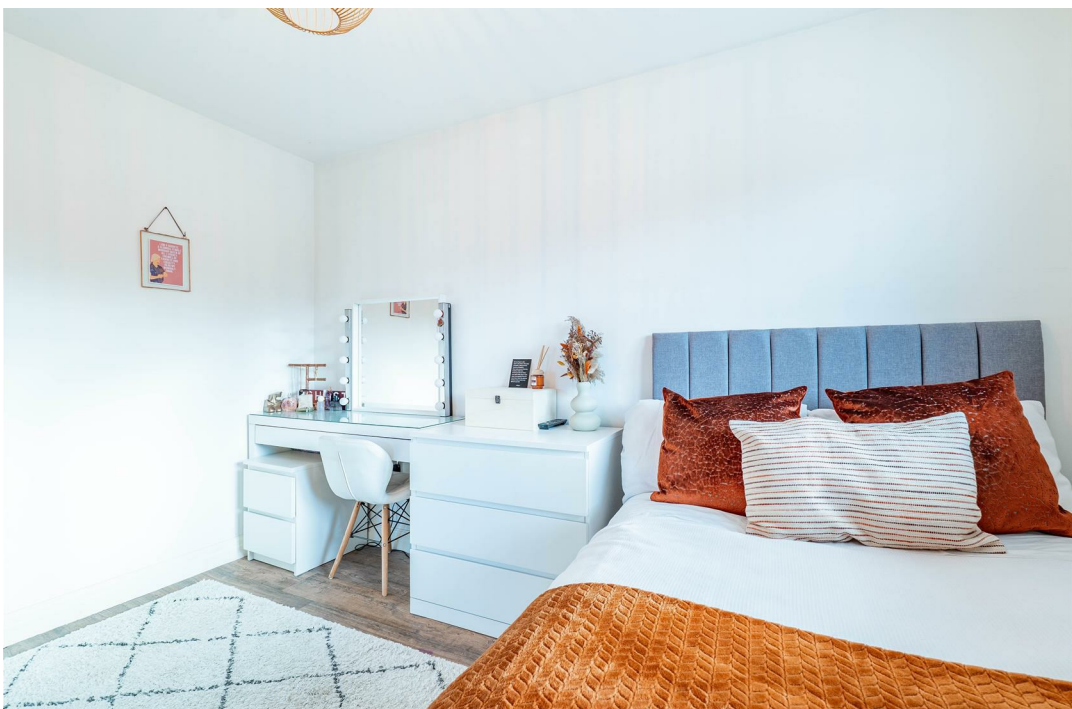














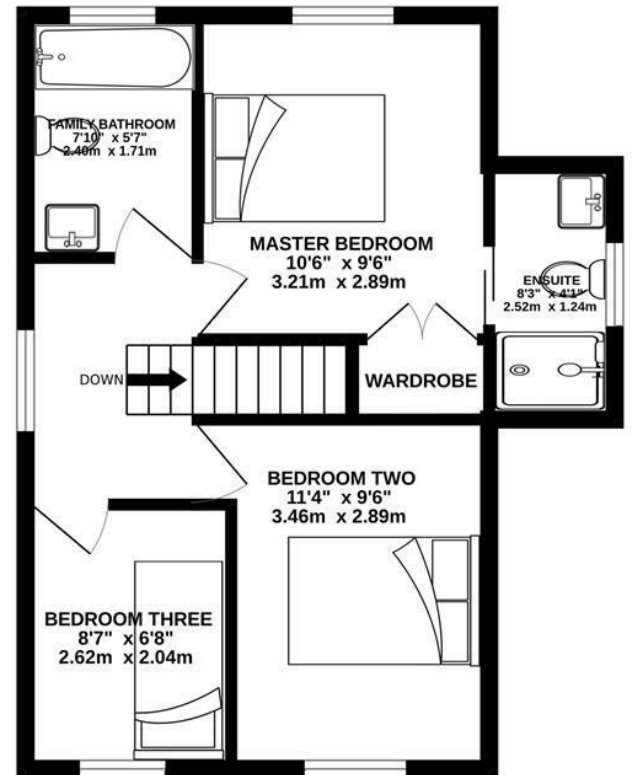
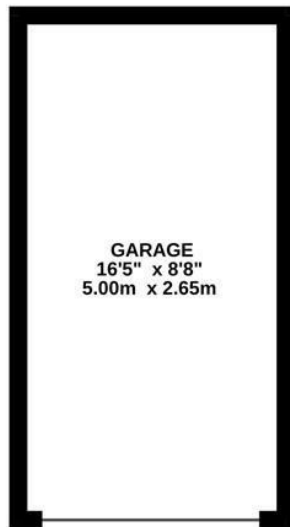
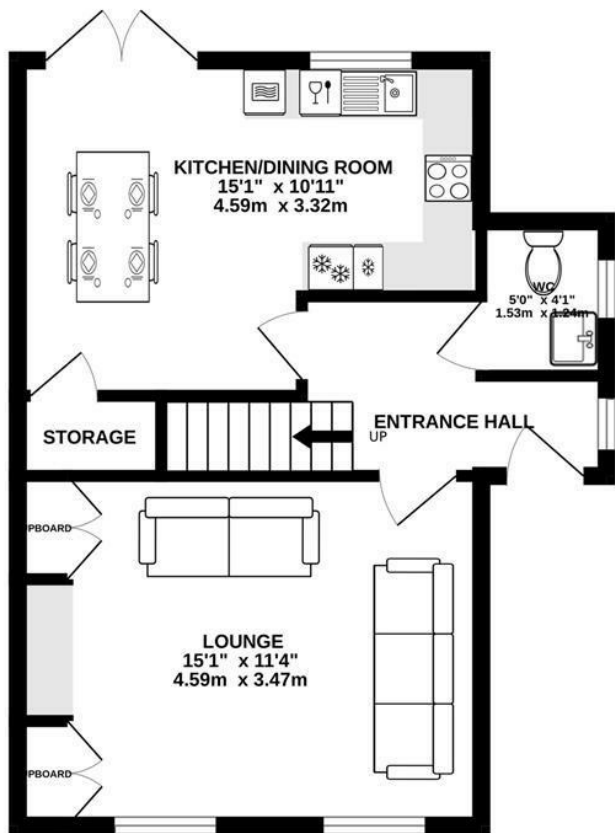




# BEN ROSE

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

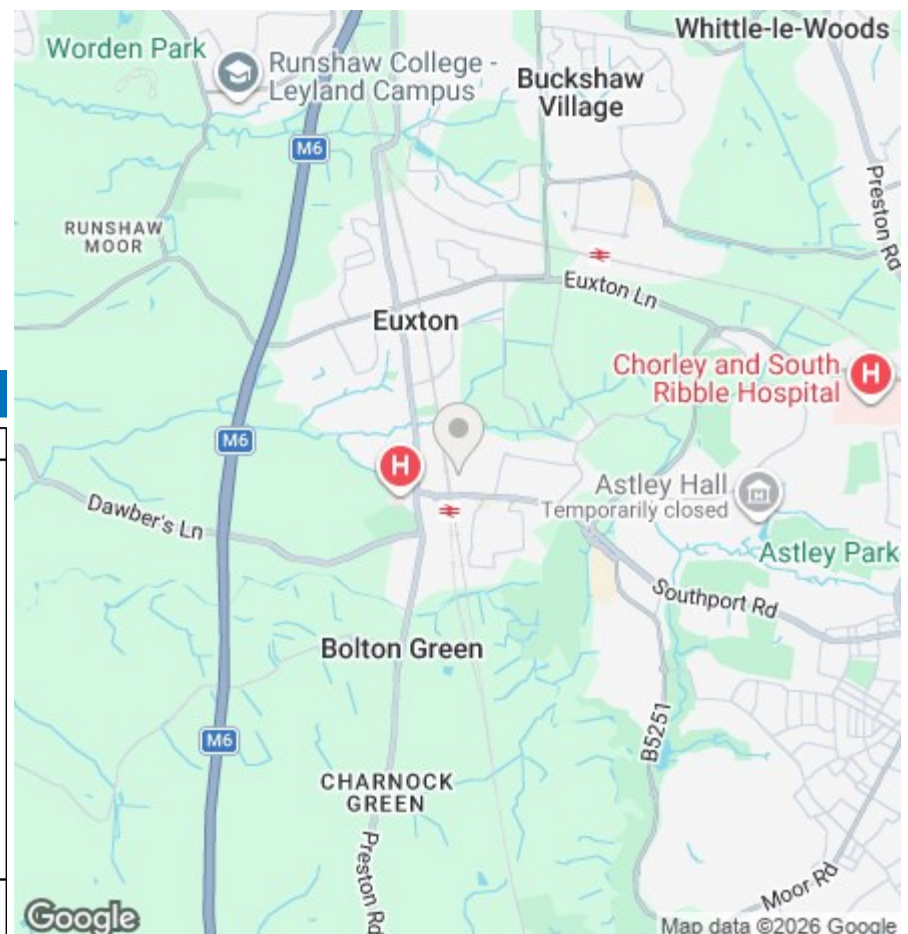


TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>73</b>	
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	