BEN ROSE



Balshaw Lane, Euxton, Chorley

Offers Over £274,995

Ben Rose Estate Agents are pleased to present to the market this delightful three-bedroom dormer bungalow, situated in the heart of Euxton, Chorley. Well maintained and deceptively spacious throughout, this lovely home offers versatile living accommodation, a generous and private rear garden, ample off-road parking and a range of useful external spaces. The property is ideally positioned just a short drive from Chorley town centre, with its excellent selection of local schools, supermarkets and amenities, while fantastic transport links are available via the nearby M6 and M61 motorways. Early viewing is highly recommended to fully appreciate all this home has to offer and avoid potential disappointment.

Upon entering, you are welcomed into a spacious entrance porch, which provides access to the dining room. Generously proportioned, this room comfortably accommodates a large family dining table, making it an ideal space for family meals and entertaining. From here, you can access both the lounge and kitchen. The modern kitchen is fitted with ample wall and base units, providing plenty of storage and worktop space, alongside integrated appliances including a fridge freezer, hob, oven and dishwasher. There is also additional room for further appliances, while a sliding door leads through to the kitchen and provides access to the carport outside.

Returning through the dining room, you will find the generously sized lounge, which benefits from a large front-facing window allowing plenty of natural light to fill the space, along with a gas fireplace creating a welcoming focal point. From here, access is provided to the hallway, where you will find useful under-stairs storage, additional storage cupboard and the modern shower room offering a contemporary finish. The staircase leads to the first floor, while bedrooms two and three are located off the hallway, both offering comfortable double accommodation. Bedroom two is particularly appealing, with patio doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

The first floor is home to the master bedroom, a spacious retreat benefiting from a three-piece en-suite bathroom, fitted two years ago featuring a shower over the bath. A walk-in wardrobe provides excellent storage, while additional eaves storage is available on both sides, making the most of the space on offer.

Externally, the rear garden is a real highlight, offering a generous and private outdoor space that is not overlooked. Designed with ease of maintenance in mind, the garden features a combination of flagged areas and artificial lawn, complemented by mature shrubs and trees that add character and greenery throughout. A large greenhouse is also included, ideal for those who enjoy gardening. Further benefits include a useful carport, offering a versatile space for vehicle storage, a workshop or additional storage, as well as a detached single garage currently utilised for storage. To the front, the property boasts ample off-road parking for up to four vehicles, completing this appealing home





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HOME
LOVE





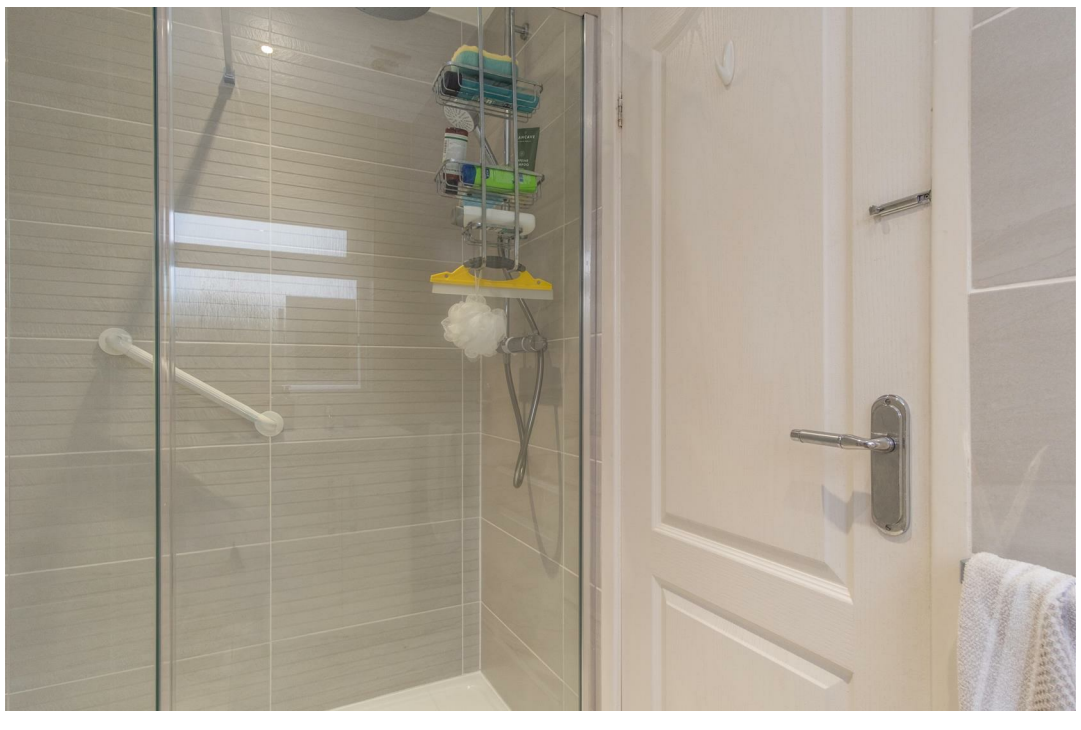









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GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.

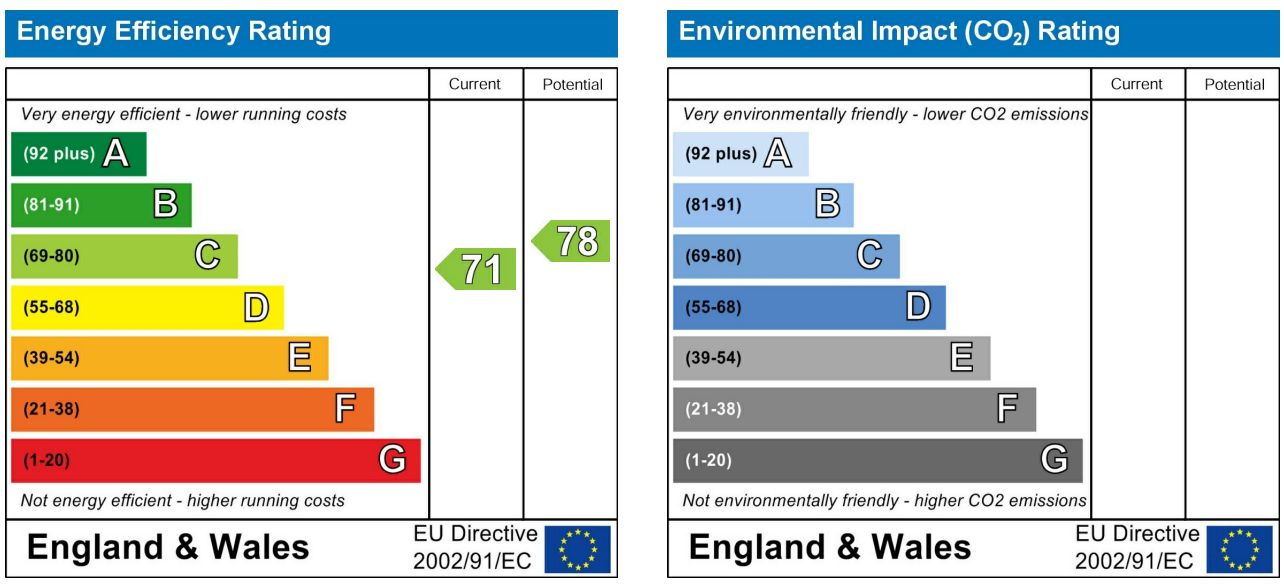
1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

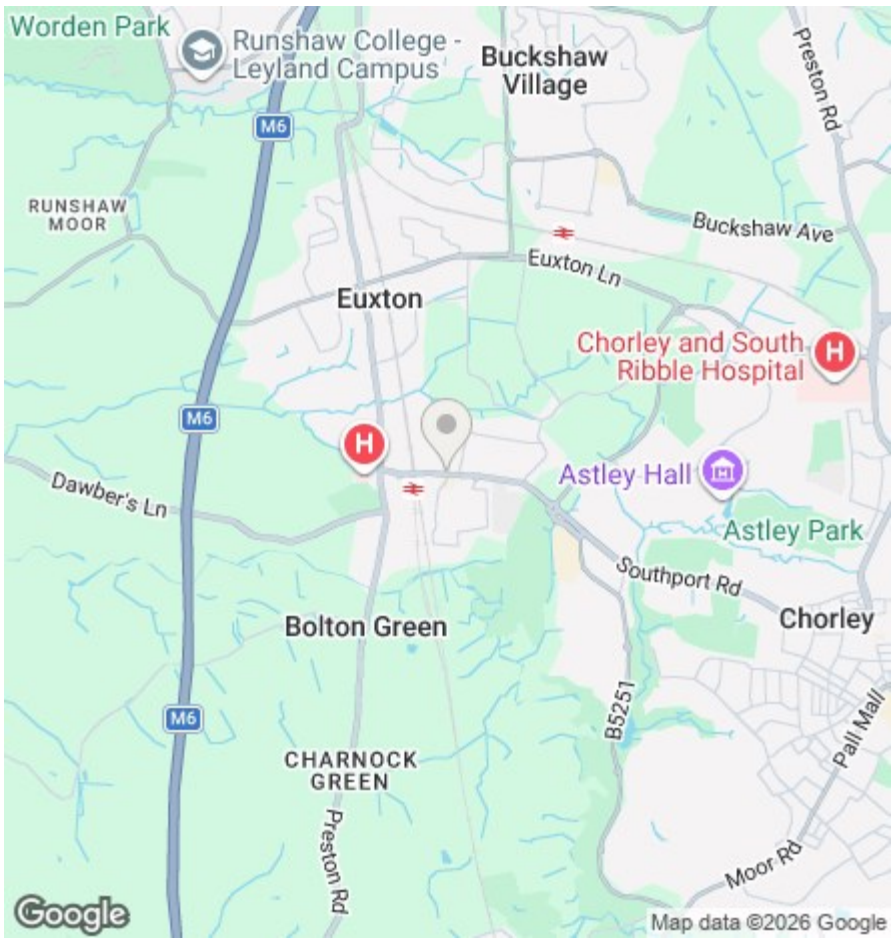


TOTAL FLOOR AREA : 1417 sq.ft. (131.6 sq.m.) approx.

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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