



Runshaw Lane, Euxton, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this stunning, three-bedroom, detached property in the much sought after area of Euxton, Chorley. This would make an ideal family home offering an abundance of indoor and outdoor space. The property is in close proximity to Chorley and Leyland town centres, with superb local schools, shops, and amenities. It boasts fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the home, you are welcomed by a spacious entrance hall that provides access to the majority of rooms. The ground floor features three double bedrooms. The master bedroom is particularly impressive, with a charming bay window, built-in wardrobes, and a conveniently located three-piece shower room ensuite. The second bedroom benefits from dual aspect windows, one of which is a bay, allowing for an abundance of natural light. Just off the hall, you will find a useful storage cupboard, and a set of stairs leading to the loft room. Moving towards the rear of the home, there is a stunning four-piece modern family bathroom, complete with a bath and standalone shower, and a good sized storage cupboard.

The heart of the home lies in the 'L' shaped open plan lounge/kitchen/dining room, which features high ceilings complimented by four skylights. Two large sets of sliding doors with integral blinds provide additional light and access into the rear garden creating a seamless indoor/outdoor layout. The modern kitchen boasts an abundance of wall and base units, integrated appliances, and a breakfast bar for two with the lounge featuring a large electric fireplace and ample space for a sofa set and furnishings. The kitchen also provides access to a utility room with an additional sink and space for a washer/dryer, and which also provides access via loft ladder to the main fully boarded loft area. The utility room also provides internal access to the integrated garage.

The first floor houses a fully boarded loft, accessed via a spiral staircase, which is fitted with electricity and carpeted throughout. The loft space features windows that overlook the lounge/kitchen area, adding a unique architectural element to the home.

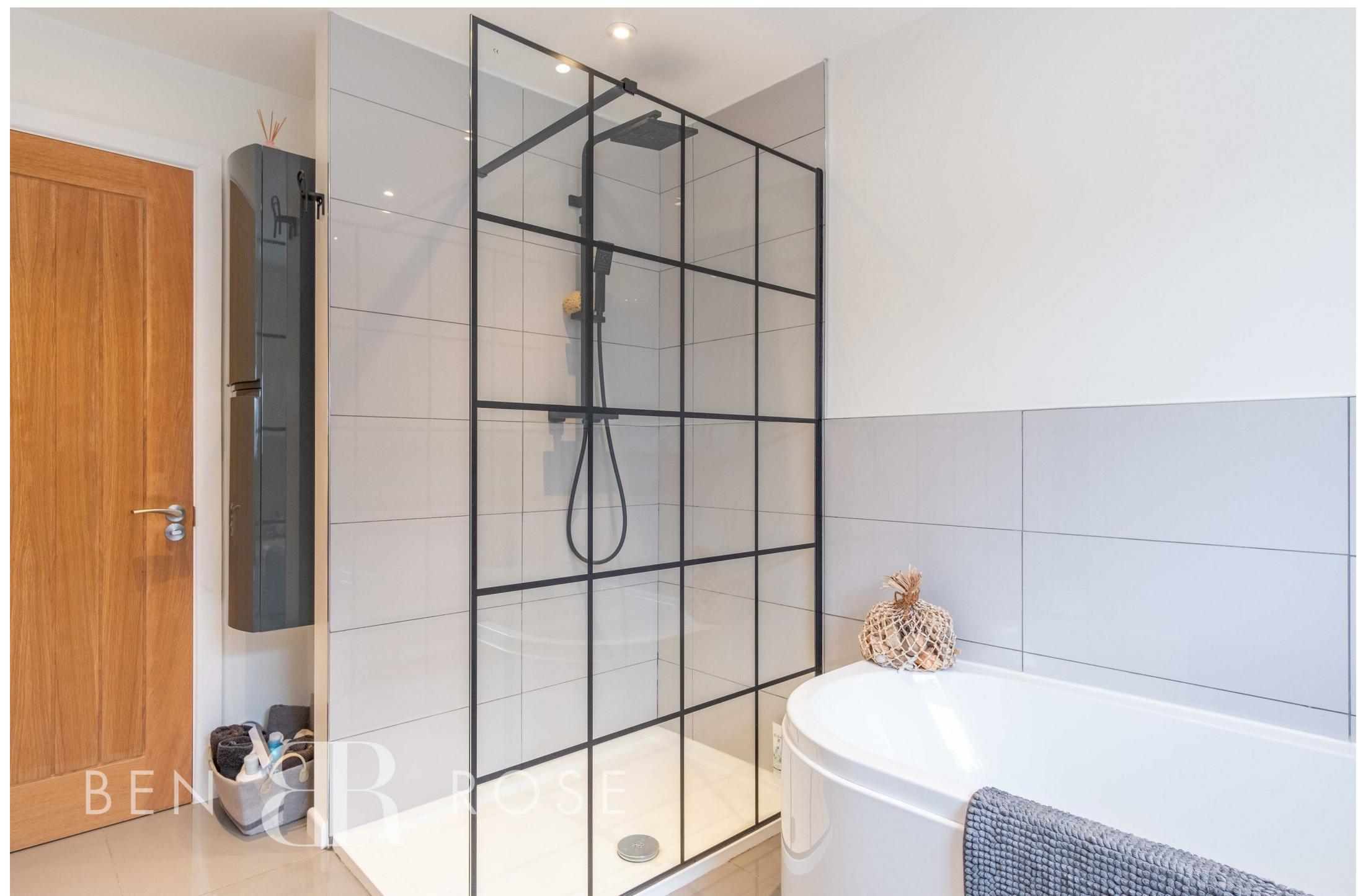
Externally, the property is equally impressive. The front boasts a spacious driveway that can accommodate six or more cars, along with a garage fitted with an electric door and a partially boarded loft. The rear garden is a generous size and features a good-sized shed/outbuilding and a children's outdoor playroom. Lined with tall fencing for privacy the garden also includes a lawn, gravelled, and decking areas, with access from both sides of the home. Additionally, there is outdoor lighting and an external socket, perfect for entertaining.



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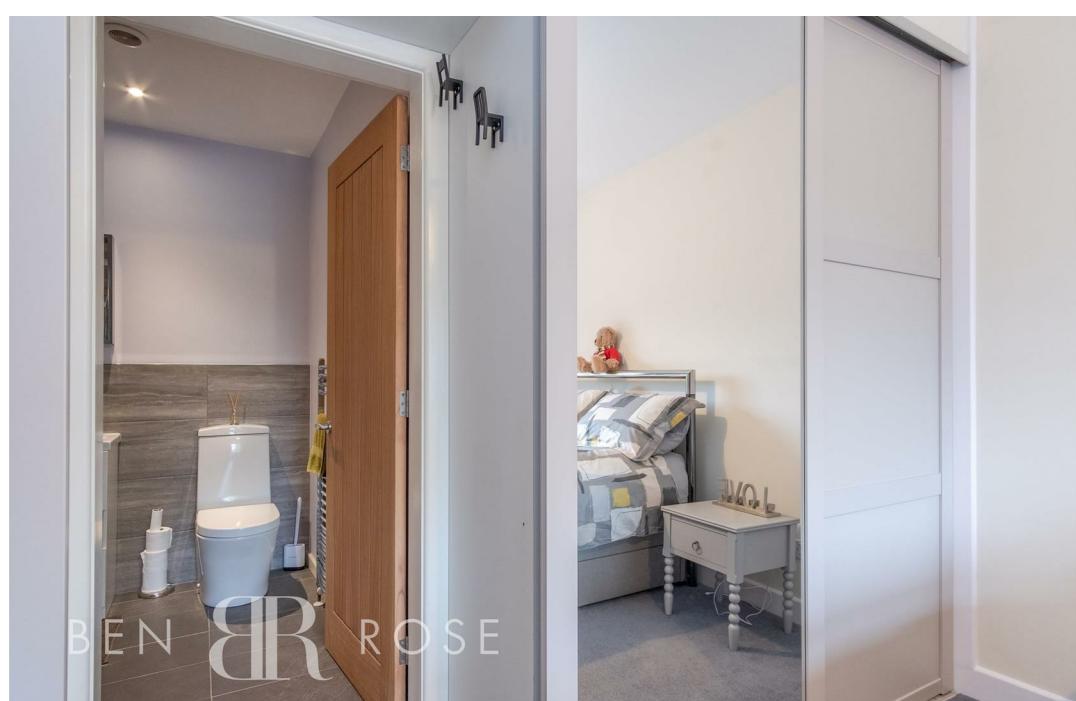




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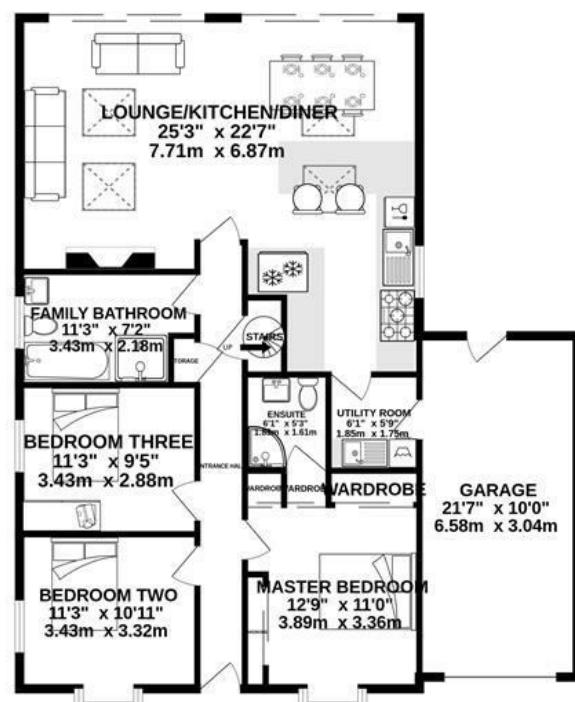
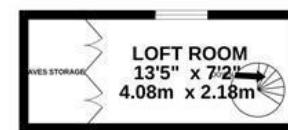
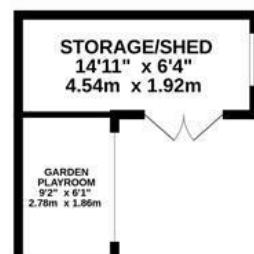


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GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.

1ST FLOOR
123 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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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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			
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		
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