



## Queensway, Euxton, Chorley

**Offers Over £299,995**

Ben Rose Estate Agents are delighted to present to the market this beautifully presented three-bedroom, detached property nestled in the highly sought-after area of Euxton. The property would make a perfect family home, offering excellent space and modern comfort throughout. It is ideally placed only a short drive to both the towns of Leyland and Chorley with their superb local schools, shops and amenities. There are also fantastic travel links via the nearby Euxton and Buckshaw Parkway train stations and the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to avoid disappointment.

Recently refurbished and thoughtfully modernized throughout, this home boasts a fresh, contemporary look. The extensive renovations briefly include all-new floors, carpets, windows, doors, radiators, and a boiler, ensuring you have a hassle-free and stylish living space.

Upon entering, you're greeted by a welcoming entrance porch that leads through into the spacious lounge. Illuminated by a large, front-facing window and complemented by an open staircase, this delightful room is filled with natural light. Flowing seamlessly from the lounge is the spectacular kitchen, which has been skillfully extended to span the entire width of the property. The newly fitted kitchen offers sleek wall and base units with a four-seat breakfast bar inviting you to enjoy casual dining. This impressive space also boasts integrated appliances, including a fridge, freezer, washing machine, dishwasher, and a wine fridge. With ample room for a family dining table and convenient access to the under-stairs storage and garage, this kitchen truly is the heart of the home. Double glass patio doors provide a seamless transition from indoors to the garden.

Moving to the upper floor, you'll find three generously sized bedrooms, each offering comfort and space for a growing family. The newly fitted three-piece family bathroom with an over the bath shower completes the upper level.

Externally, the property delights with a sizable stone paved driveway that accommodates multiple vehicles, leading to the attached garage. To the rear, a secluded garden space awaits, with new modern tiles and low maintenance artificial grass and is an ideal space for entertaining and relaxing.







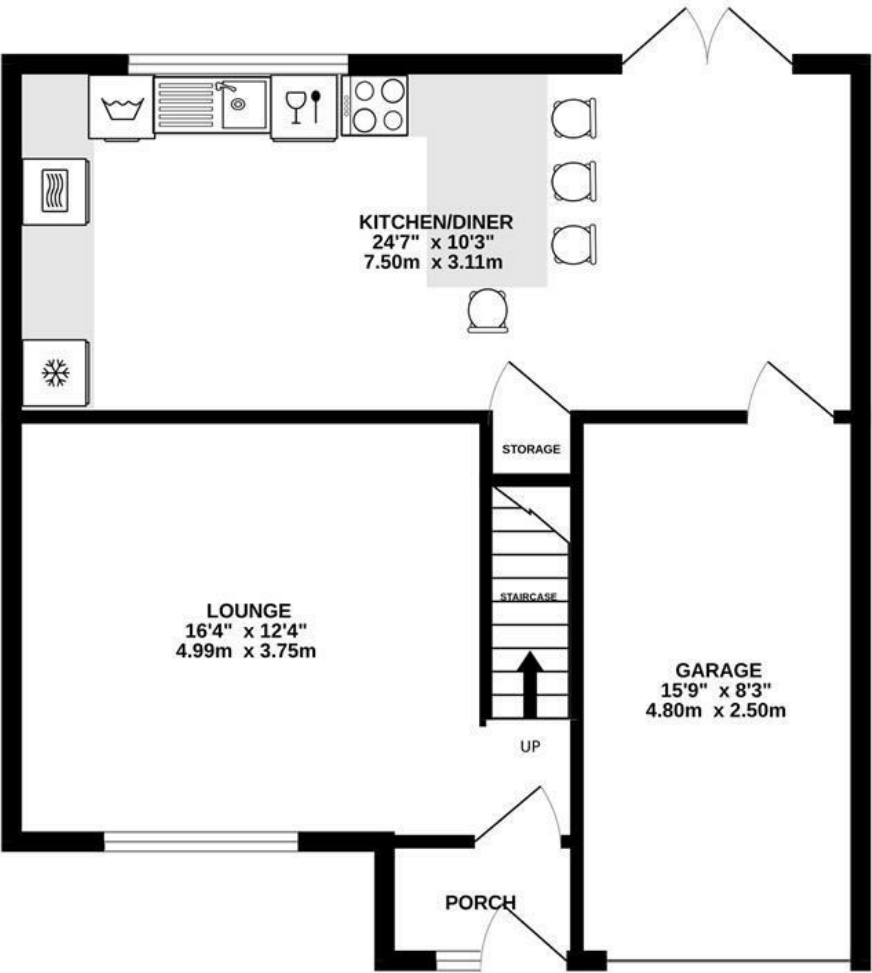




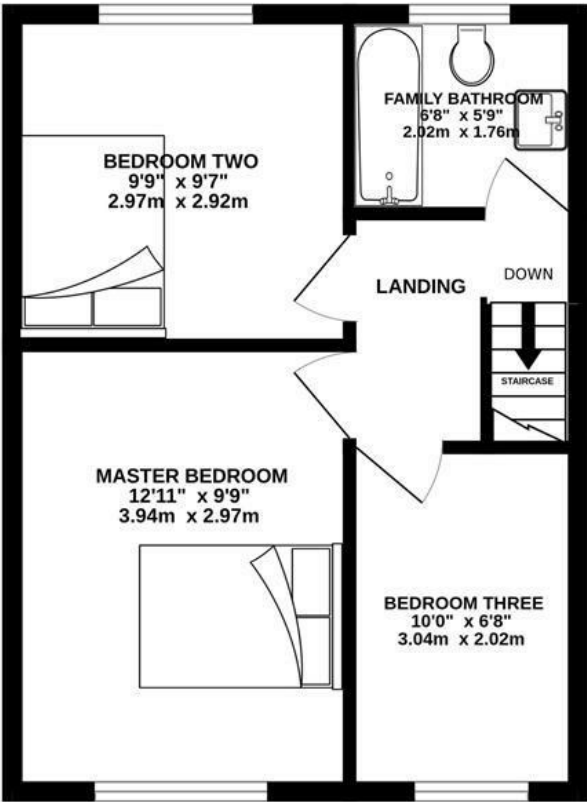


# BEN ROSE

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.2 sq.m.) approx.




TOTAL FLOOR AREA : 970 sq.ft. (90.1 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                                 |         | 83                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   | 43      |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |  |
|---|---------|--|
|   | Current | Potential  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |  |
| England & Wales   |         | EU Directive<br>2002/91/EC  |

