BEN ROSE



Fieldside Avenue, Euxton, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom semi-detached home, situated within a highly sought-after and secluded cul-de-sac just off Dawber's Lane in the desirable village of Euxton. Having previously undergone a comprehensive renovation from the roof down, the property offers an excellent blend of contemporary style, quality finishes and practical family living. The peaceful setting is complemented by superb access to local amenities, well-regarded schools, Euxton train station and excellent road links, with Chorley town centre just a short drive away and the M6 providing convenient connections towards Preston, Manchester and beyond.

Stepping inside, the welcoming reception hall sets the tone for the stylish accommodation ahead. The bright and inviting lounge features a large front-facing window and attractive gas fireplace, creating a comfortable space to relax. To the rear, the impressive bespoke German kitchen is fitted with integrated appliances and flows seamlessly into the spacious diner/family room, providing an excellent sociable space for everyday family life and entertaining. Large patio doors open directly onto the rear garden, allowing the outside to become an extension of the living space during the warmer months. Completing the ground floor is a useful utility room with downstairs WC, while internal access is provided into the integrated single garage and through to the garden.

Moving upstairs, the first floor provides three well-proportioned bedrooms, offering comfortable accommodation for families, couples or those requiring additional space for a home office or guest room. The rear-facing bedrooms enjoy pleasant views across the neighbouring farmers' fields, creating a peaceful outlook and adding to the property's secluded feel. The accommodation is completed by a stylish three-piece family bathroom, fitted with quality Villeroy & Boch sanitaryware and featuring a shower over the bath.

Externally, the property is approached via the quiet cul-de-sac, with a private driveway providing off-road parking and access to the integrated single garage. The secluded rear garden provides a fantastic outdoor space for relaxing, entertaining and enjoying the surrounding countryside outlook, with the patio doors from the dining/family room making this particularly convenient. Combining a desirable location, generous living accommodation and a peaceful setting, this is an excellent opportunity for anyone looking to enjoy the best of modern living in sought-after Euxton.













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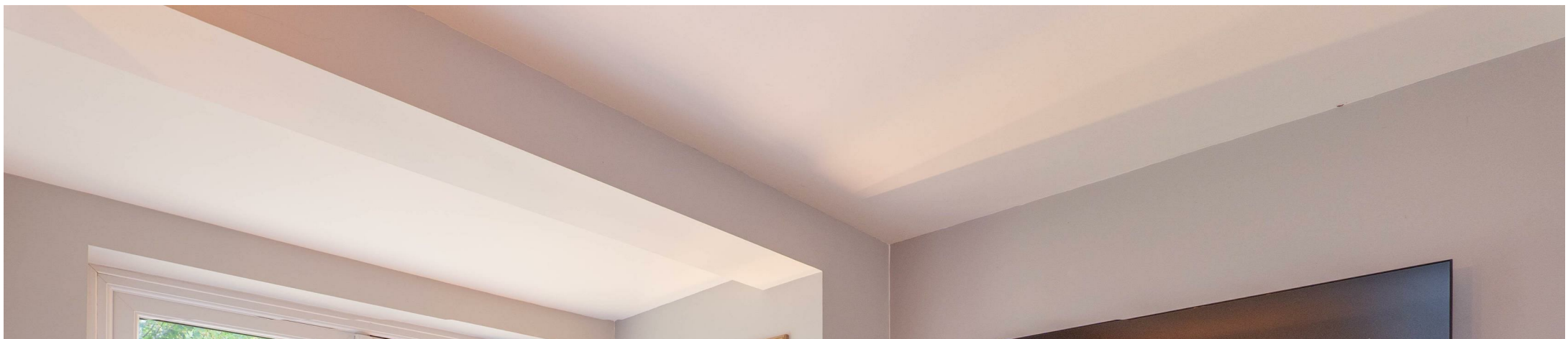




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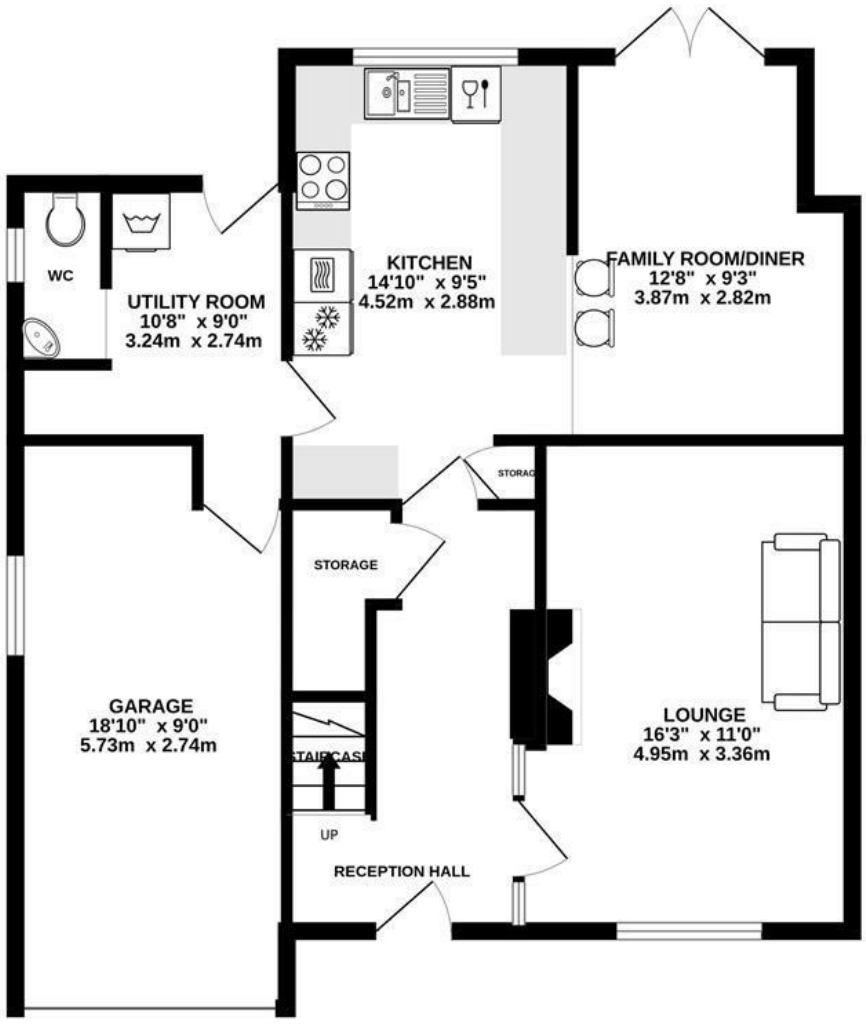




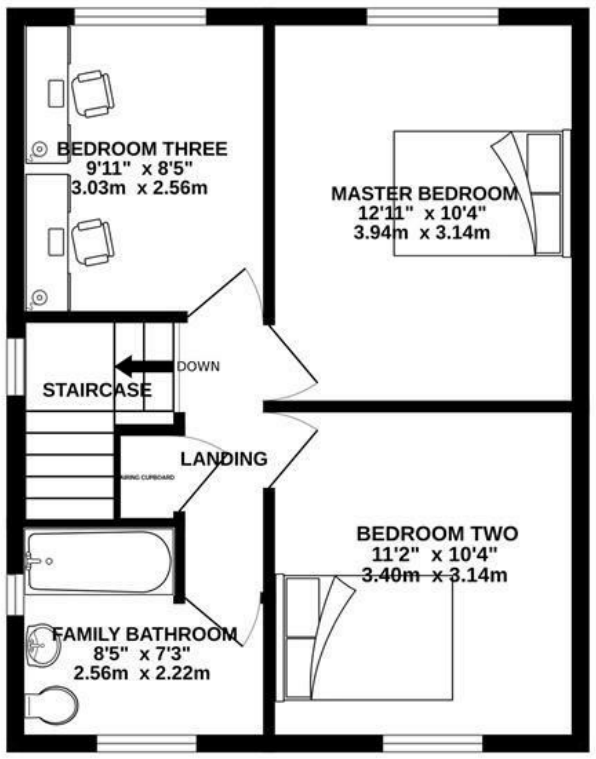


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GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



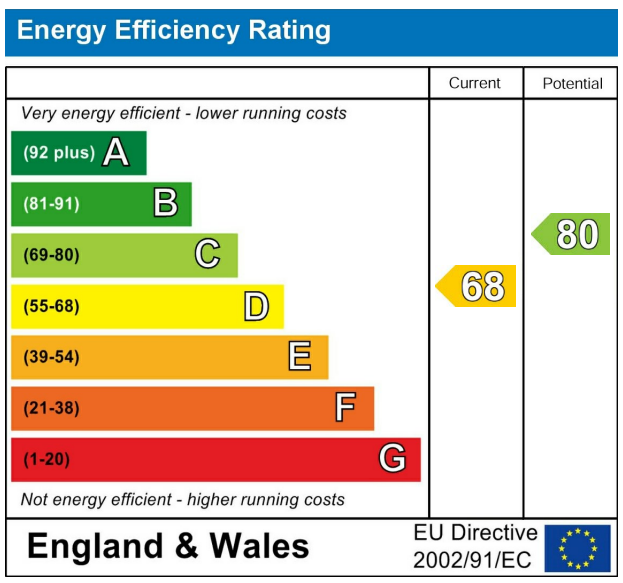
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

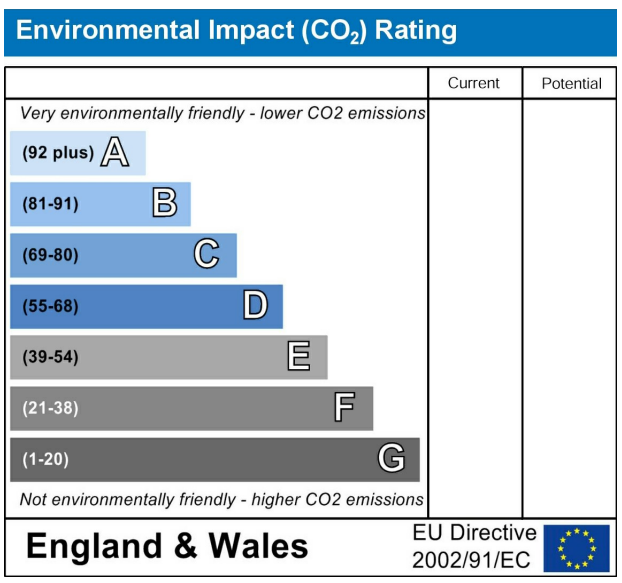


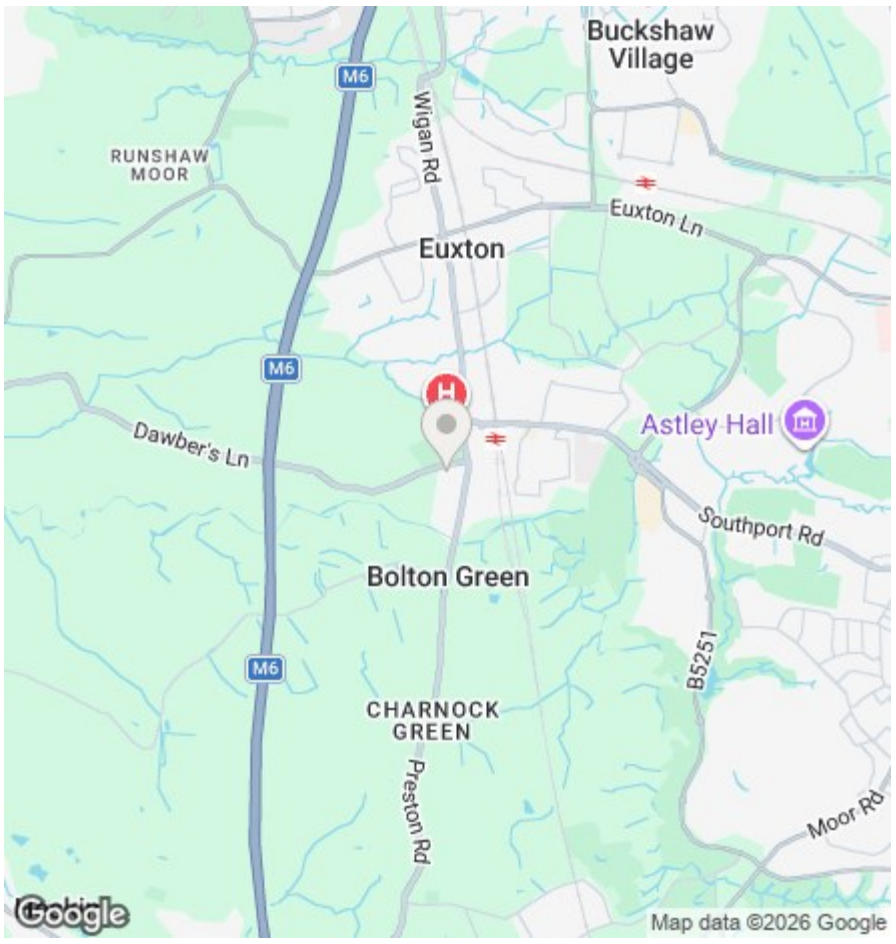
TOTAL FLOOR AREA : 1221 sq.ft. (113.4 sq.m.) approx.

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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