BEN ROSE



Briar Avenue, Euxton, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this attractive three-bedroom semi-detached family home, situated in the popular and well-connected village of Euxton, Chorley. Offering spacious and versatile living accommodation, a generous conservatory and extensive outdoor space, this property presents an excellent opportunity for families looking for a home with plenty of room to grow. Euxton is a highly regarded residential location, ideally positioned between Chorley and Leyland, both of which offer an excellent selection of shops, supermarkets, restaurants and leisure facilities. The area is particularly well suited to families, with a choice of local schools, everyday amenities and recreational spaces nearby. For commuters, Euxton Balshaw Lane railway station provides convenient rail connections, whilst nearby Buckshaw Parkway offers further travel options. The M6 and M61 motorways are also easily accessible, providing excellent links towards Preston, Manchester, Bolton and the wider North West. With its convenient location, generous accommodation and appealing outdoor space, this home is ideally placed for modern family living.

Stepping inside, you are welcomed into a bright and airy reception hall, where a side-facing window allows natural light to filter through and a staircase leads to the first floor. From here, access is provided to the main ground floor accommodation, including the spacious lounge to the left and a three-piece family bathroom straight ahead. The lounge is a particularly inviting reception space, featuring a large leaded front-facing window, attractive herringbone laminate plank flooring and a coved ceiling. A stone fireplace provides an attractive focal point, with the opportunity for a fire to be installed, whilst a large opening leads through into the adjoining dining room, creating a natural flow between the two reception areas. The dining room offers ample space for a family dining table and further benefits from matching herringbone flooring and a coved ceiling. A doorway to the right provides access into the kitchen, whilst glazed double doors at the rear open into the conservatory. The modern fitted kitchen offers a range of integrated appliances, complemented by tiled flooring, a rear-facing window and an external door providing convenient access to the side of the property. Completing the ground floor is the large conservatory, which provides an excellent additional reception space, ideal for relaxing, entertaining or enjoying views of the garden throughout the year. Featuring tiled flooring, the conservatory also benefits from glazed double doors leading directly outside to the rear garden and side of the property.

Moving upstairs, the first floor offers three well-proportioned bedrooms, with the master bedroom enjoying the added benefit of its own private en-suite. The master bedroom is positioned to the front of the property and features a large leaded window, allowing plenty of natural light to fill the room, alongside laminate plank flooring. The en-suite comprises a three-piece suite, including an integrated shower cubicle, with tiled finishes and laminate plank flooring. Bedroom two is another comfortable bedroom, overlooking the rear of the property and benefiting from an integrated storage cupboard which houses the combination boiler. Bedroom three also enjoys a rear-facing aspect and offers useful additional storage, with a small door providing access to the eaves. The first floor provides flexible accommodation for families, with the bedrooms offering comfortable spaces for family members, guests or even those requiring a dedicated home office.

Externally, the property is approached via a concrete driveway providing parking for one vehicle, with gated access leading down the side of the home towards the detached garage, offering valuable additional storage or parking potential. To the front, a charming walled garden is laid to lawn and complemented by mature planted borders and small trees, creating an attractive and established frontage. To the rear, the property boasts an extensive and private paved garden, providing a generous outdoor space with plenty of room for garden furniture, entertaining and family enjoyment. Mature raised planted borders, established hedging and a variety of bushes add greenery and create a pleasant degree of privacy, making this an ideal setting to enjoy throughout the warmer months. Overall, this is a spacious and versatile family home, offering three well-proportioned bedrooms, multiple reception areas, a detached garage and excellent outdoor space, all within a popular and convenient Euxton location. An ideal opportunity for buyers seeking a home that combines practical family accommodation with plenty of space both inside and out.






































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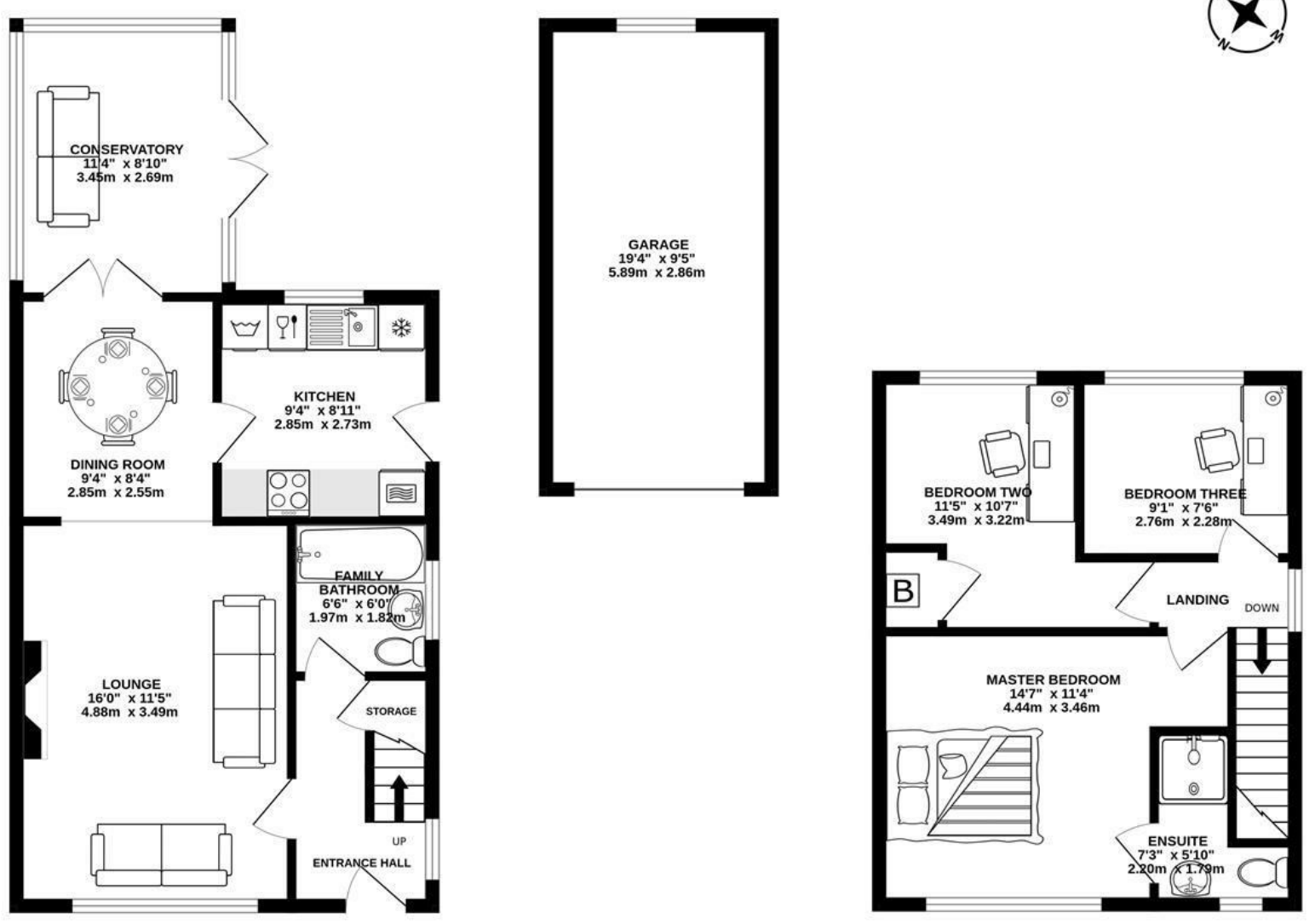




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GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.

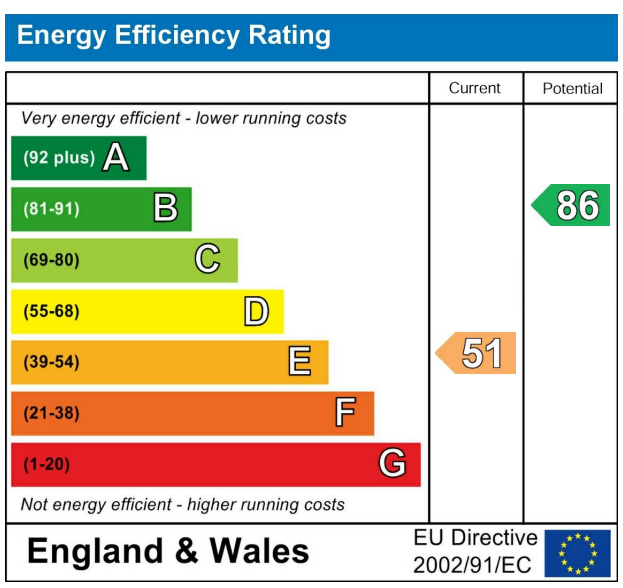
1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.

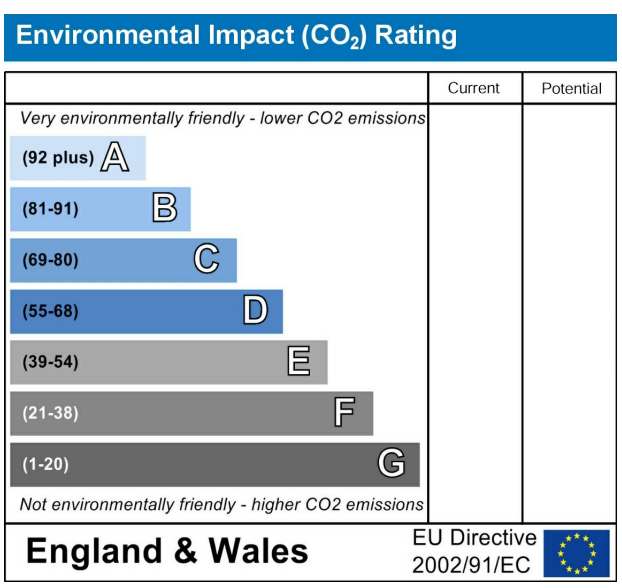


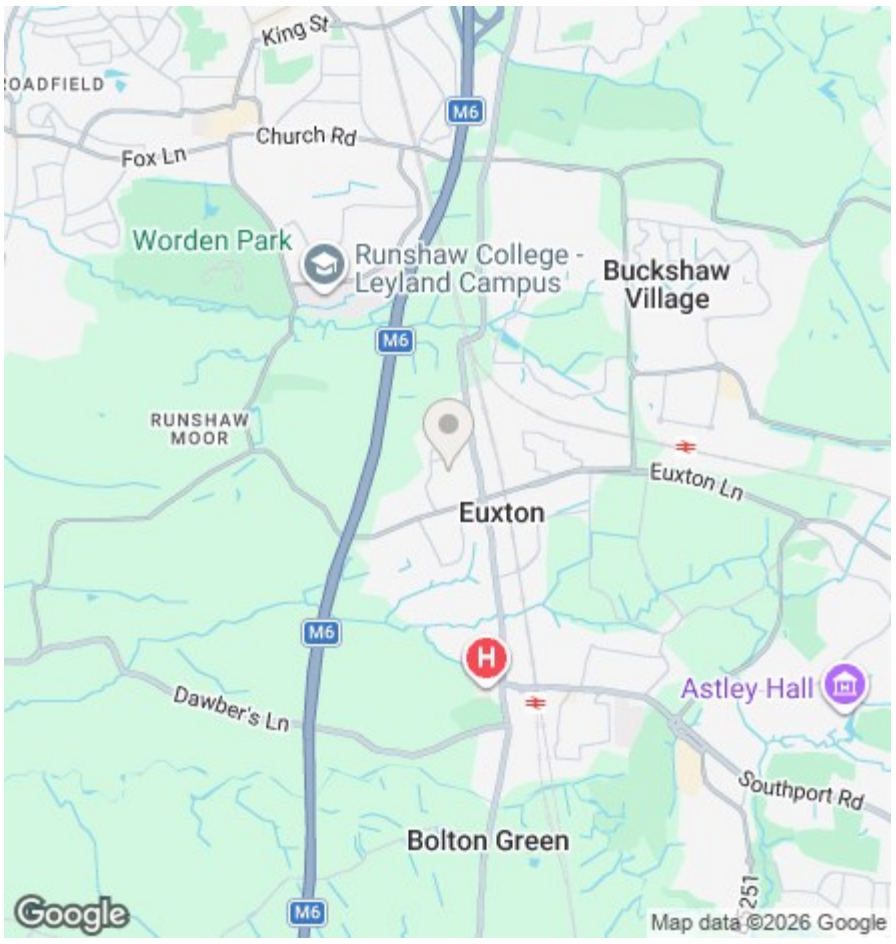
TOTAL FLOOR AREA : 1094 sq.ft. (101.7 sq.m.) approx.

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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