



Birkdale Close, Euxton, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom semi-detached home, ideally positioned on a generous corner plot within a quiet cul-de-sac in the ever-popular village of Euxton. Offered to the market with NO ONWARDS CHAIN, this home is perfect for first time buyers and growing families alike, providing spacious and versatile accommodation throughout along with a deceptively large wraparound garden. Euxton is a highly sought-after area, known for its excellent local schools, village amenities and welcoming community feel. You'll find a range of shops, supermarkets and eateries nearby, as well as convenient access to Chorley town centre and Buckshaw Village. For commuters, Euxton Balshaw Lane, and Buckshaw Parkway train stations are within easy reach, offering direct links to Preston, Manchester, Liverpool and beyond, while the M6, M61 and M65 motorways are just a short drive away. There are also regular bus routes and plenty of nearby countryside walks and local parks to enjoy.

Internally, the home welcomes you through a vestibule entrance, with the staircase positioned to the side, leading into a spacious and inviting front lounge. This room flows seamlessly into the open plan dining area, creating a bright and airy living space that is ideal for both relaxing evenings and entertaining guests. The dining area benefits from a rear facing bay window, allowing natural light to pour in, and offers ample space for a family dining table. To the rear of the home is the fitted kitchen, complete with an integrated oven and dishwasher, along with generous worktop and storage space. From here, you have internal access to the garage, which offers excellent additional storage or potential for further use, as well as direct access out to the rear garden.

Moving upstairs, the first floor provides three well-proportioned bedrooms. The master bedroom is a standout feature, benefiting from a dedicated dresser area with fitted wardrobes that leads through to a modern en-suite shower room, offering a private retreat for the homeowners. The second bedroom is a comfortable double, while bedroom three is ideal as a child's room, nursery or home office and also benefits from a fitted wardrobe. Completing the first floor is a three piece family bathroom, fitted with a bath and over-the-bath shower, wash basin and WC.

Externally, the property continues to impress. To the front, there is a driveway providing off road parking for up to two cars, along with access to the attached garage. Being positioned on a corner plot, the home enjoys generous outdoor space. The rear garden is deceptively large and thoughtfully arranged, featuring a seating area perfect for outdoor dining and a lawn that wraps around to the side of the property. The side garden then opens up to an additional larger lawned area, offering fantastic potential for families, keen gardeners or those looking to further landscape and personalise the space.

This is a superb opportunity to acquire a spacious home in a desirable and well-connected location, ready to move straight into and make your own.













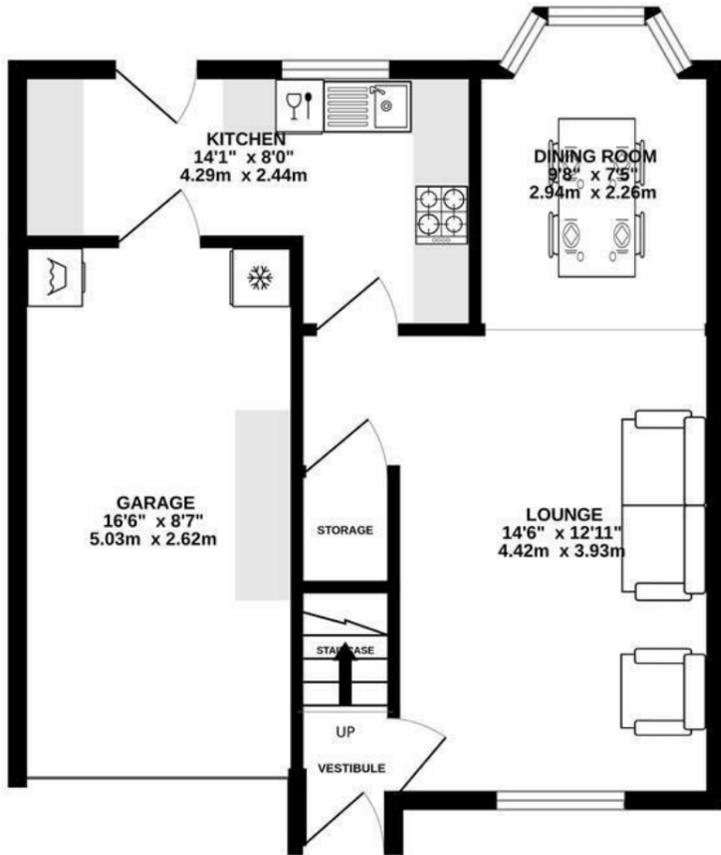




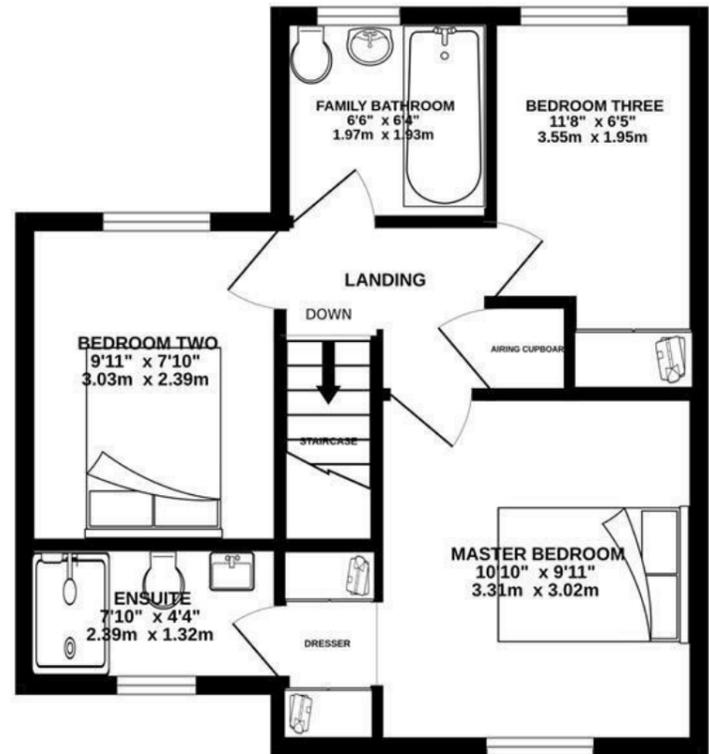




GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.

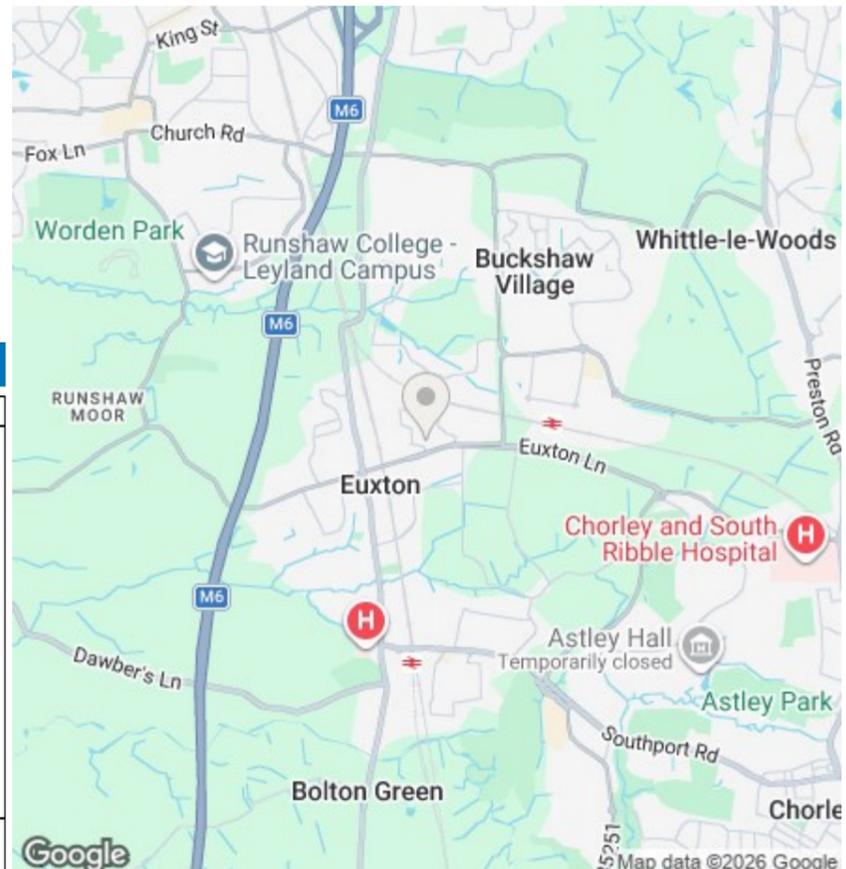


TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

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		
(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 (CO₂) 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	