



Grasmere Close, Euxton, Chorley

Offers Over £369,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached bungalow, situated in the highly sought-after village of Euxton, Lancashire. This spacious and versatile home is perfect for families or those looking to downsize without compromise, offering stylish and comfortable living throughout. Ideally located, the property enjoys a peaceful setting while remaining close to local amenities, including shops, bars, restaurants, and well-regarded schools. Excellent transport links are nearby, with Euxton Balshaw Lane railway station providing regular services to Preston and Wigan, and easy access to the M6, M61, and M65 motorways, making this an ideal location for commuters. The vibrant towns of Chorley and Preston are also within a short drive, offering a wider range of leisure and retail options.

Upon entering, you are welcomed by a bright and inviting entrance hall leading to the principal rooms. The spacious lounge provides a warm and comfortable setting, ideal for relaxing or entertaining. This flows seamlessly through to a bespoke, modern open-plan kitchen and dining area, complete with integrated appliances and ample space for family dining. French doors open out into a charming conservatory, flooding the space with natural light and providing lovely views of the garden.

The sleeping accommodation comprises a large master bedroom with fitted wardrobes, a dressing table, and a contemporary ensuite shower room. Two further double bedrooms offer flexible use for guests, children, or a home office. Completing the interior is a four-piece family bathroom featuring both a bath and separate shower, alongside a utility room conveniently located at the rear of the garage.

Externally, the property benefits from a well-kept front garden and a driveway providing off-road parking leading to the integral garage. The south-facing rear garden is a true highlight — beautifully landscaped with a patio seating area, neat lawns and mature plants. Additionally, the home features 17 solar panels, providing energy efficiency and reduced running costs.

This exceptional bungalow combines contemporary living with a tranquil village setting — a wonderful home ready to move straight into.















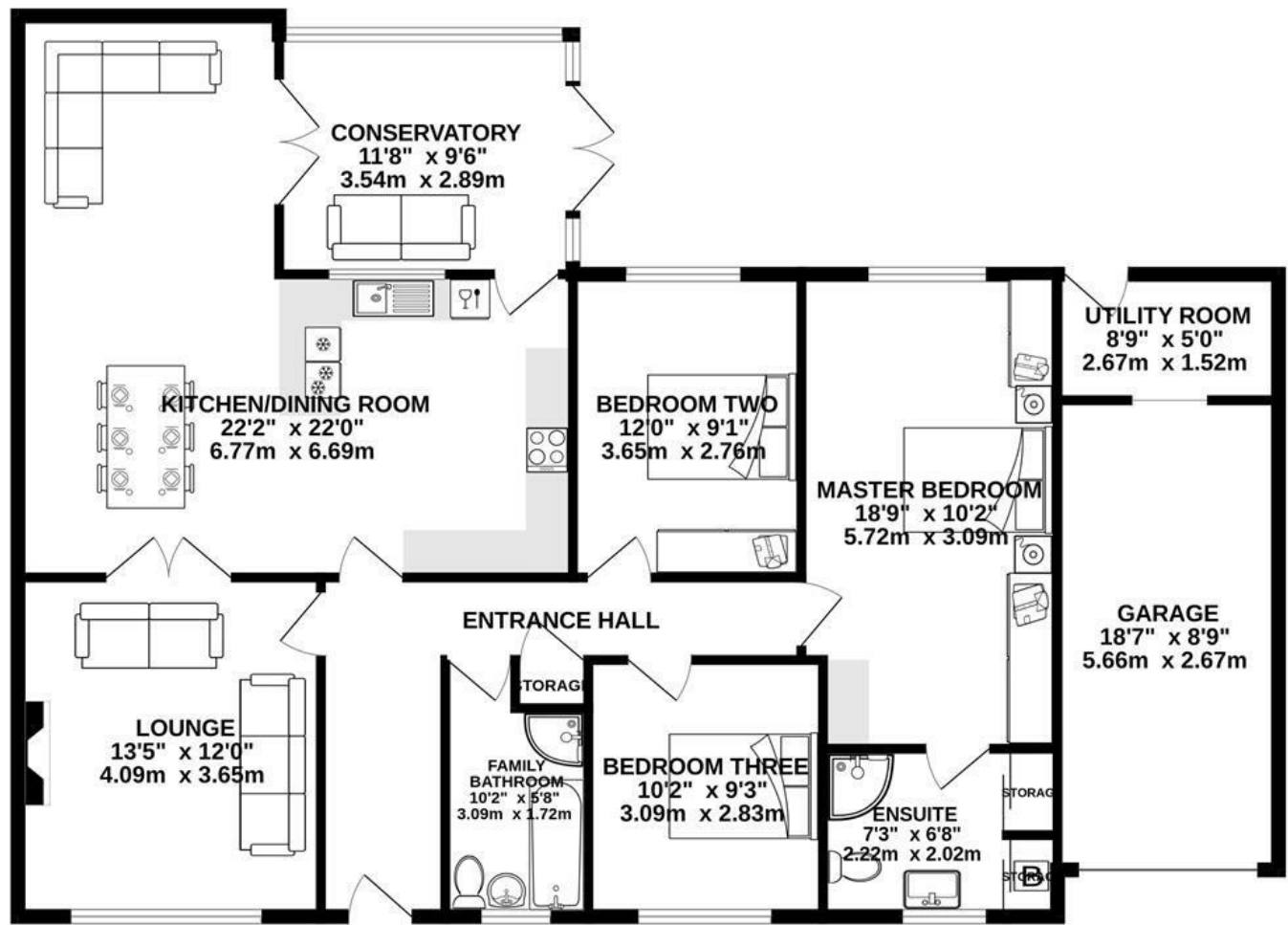






BEN ROSE


GROUND FLOOR
1463 sq.ft. (135.9 sq.m.) approx.




TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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 | 84 | 84 |
| (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 | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |

