BEN ROSE



Bredon Avenue, Euxton, Chorley

Offers Over £329,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom semi-detached family home, situated in a highly desirable position in Euxton, Chorley. Offering generous and versatile accommodation throughout, the property combines modern family living with a peaceful setting, making it an excellent choice for those seeking a well-appointed home with attractive surroundings. Euxton provides a wealth of everyday amenities including shops, schools, local eateries and leisure facilities, whilst the nearby market town of Chorley offers an even wider selection of amenities. Excellent transport links are also close by, with Euxton Balshaw Lane railway station providing convenient rail connections, whilst the M6 and M61 motorways are both easily accessible for those commuting towards Preston, Manchester and beyond. The surrounding area also benefits from an abundance of countryside and open green spaces, providing plenty of opportunities for walking and outdoor pursuits.

Entering the property, the welcoming entrance hall leads through to the homely lounge, a bright and inviting space which benefits from plenty of natural light and an attractive open dog grate, suitable for burning both coal and logs and creating a charming focal point for relaxing evenings. The lounge flows through into the dining room, which in turn opens into a versatile additional living area currently used as a family room. This particularly impressive space enjoys a large skylight overhead and sliding doors overlooking the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. Also accessed from the dining room is a useful ground floor WC, which additionally incorporates a practical cloakroom area with space for storing shoes, coats and a vacuum cleaner, along with a convenient charging point. Continuing through the property, the modern kitchen provides a generous and practical space for family life, fitted with a range of integrated appliances and offering excellent storage and preparation space. The kitchen also leads into a handy utility room, with further access into the integral garage.

Heading upstairs, the landing provides access to all four bedrooms and the family bathroom. All bedrooms are well-proportioned double rooms, providing excellent flexibility for a growing family, guests or those requiring dedicated home working space. The master bedroom is particularly impressive, enjoying built-in wardrobes and attractive views across the open fields to the rear, creating a peaceful outlook to wake up to. The third bedroom also benefits from built-in storage, whilst the remaining bedrooms offer plenty of space for a range of furniture. Completing the first floor is the modern four-piece family bathroom, providing a well-equipped suite.

Externally, the property is approached via a generous driveway providing parking for multiple vehicles and leading directly to the integral garage. A well-maintained flower bed and mature tree add a pleasant touch of greenery and enhance the property's kerb appeal. To the rear is a particularly impressive and well-maintained garden, featuring a paved seating area ideal for outdoor furniture and entertaining, a sizeable lawn, established flower beds and a useful garden shed. The garden enjoys a peaceful and private feel, further enhanced by far-reaching views across the open fields beyond.

Overall, this is an excellent family home offering spacious and versatile accommodation, attractive outdoor space and a desirable semi-rural outlook, whilst remaining conveniently positioned for local amenities, schools and excellent transport connections.

















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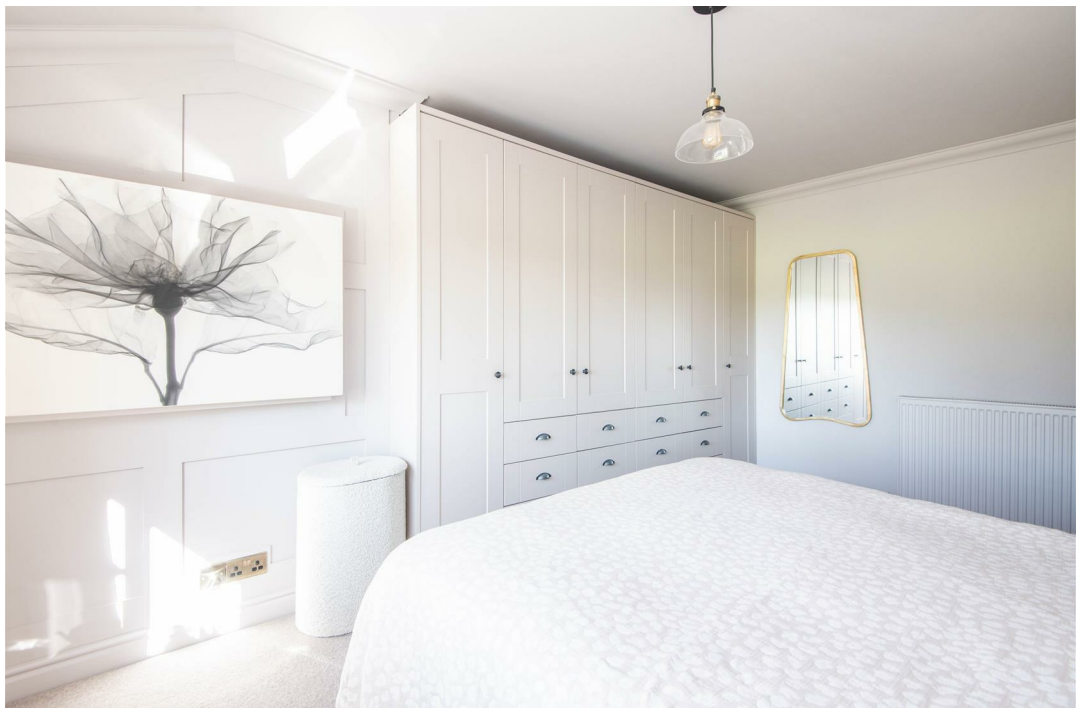




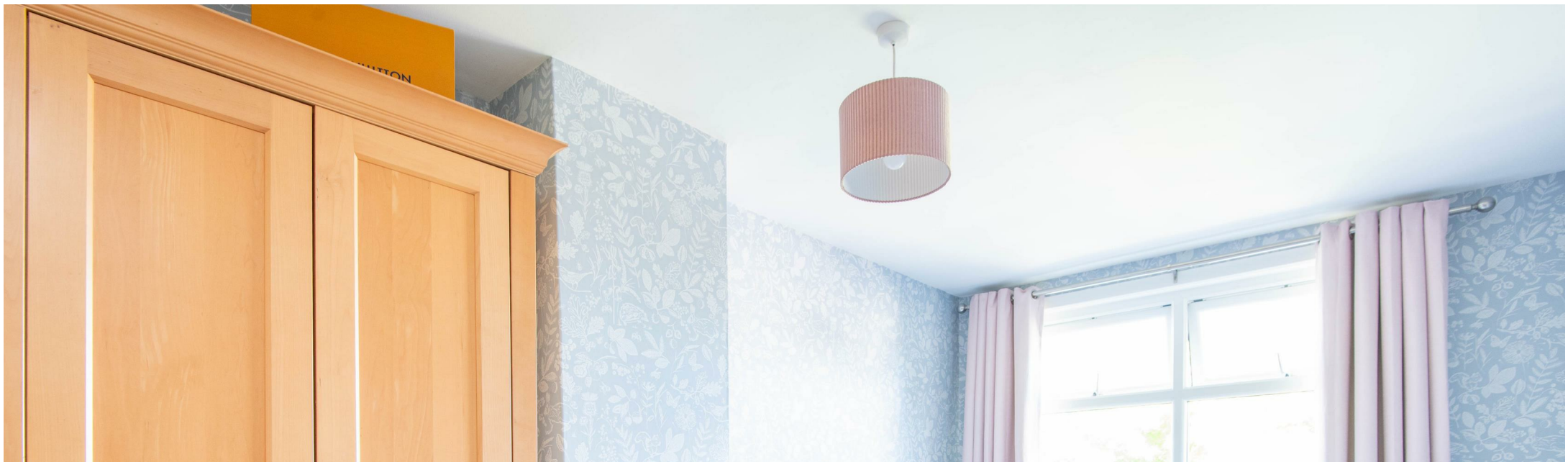

KitchenAid
SAMSUNG















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Apothekaire
HARMONY









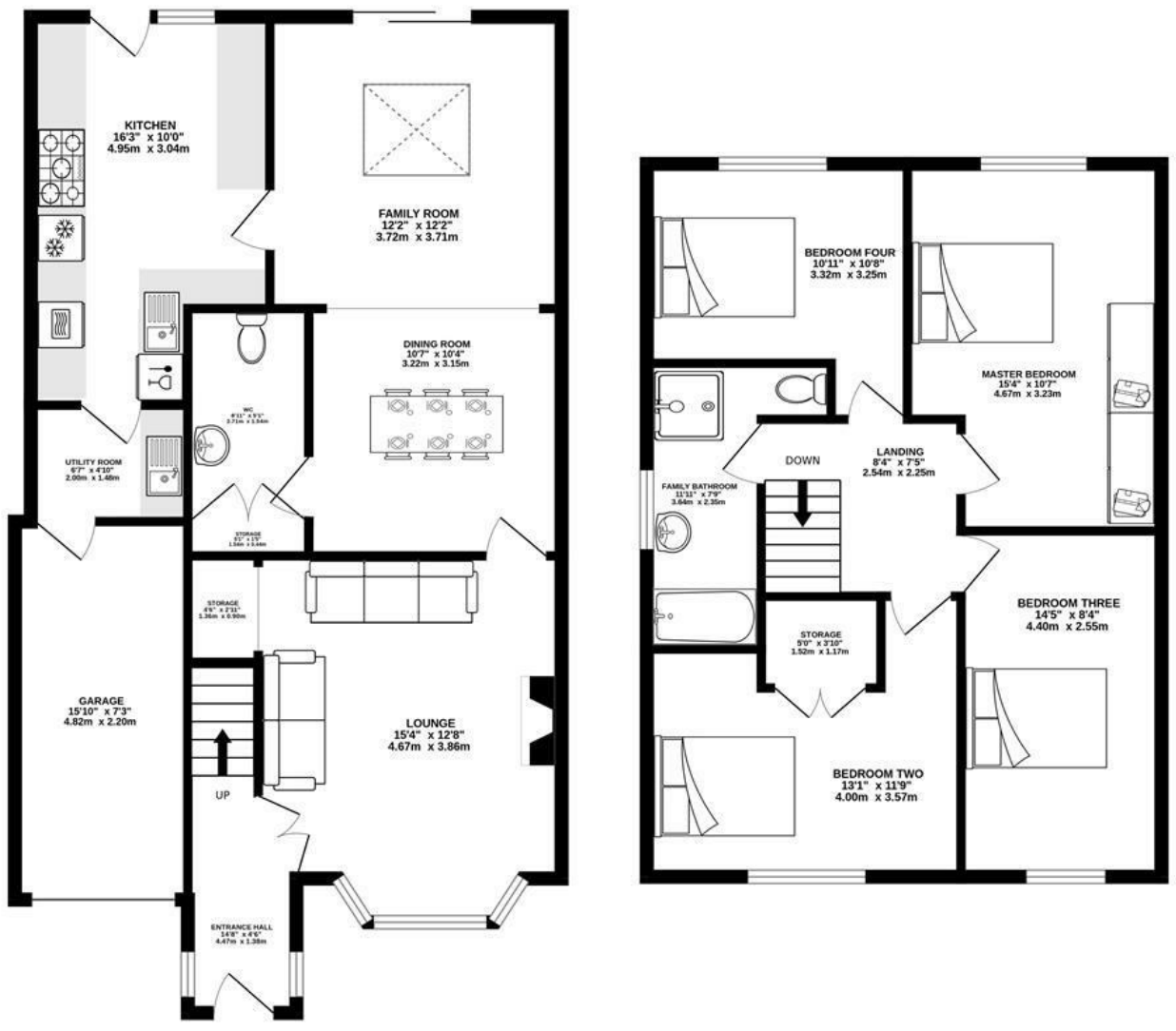


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BEN ROSE

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.

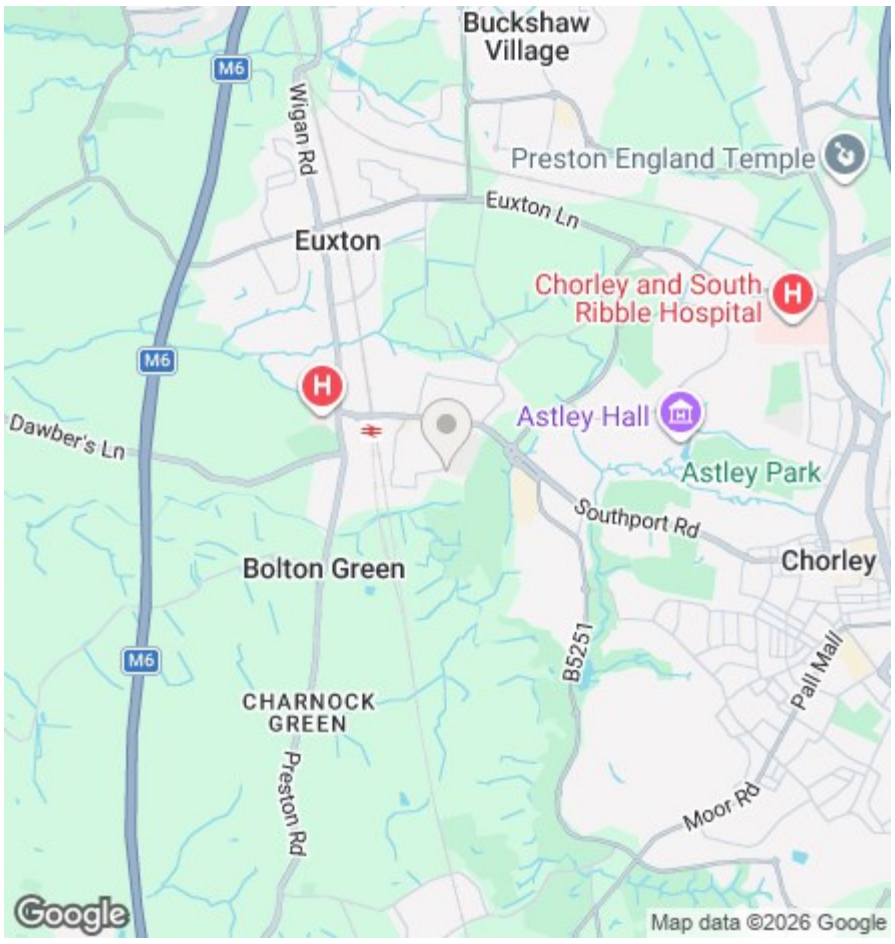
1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.

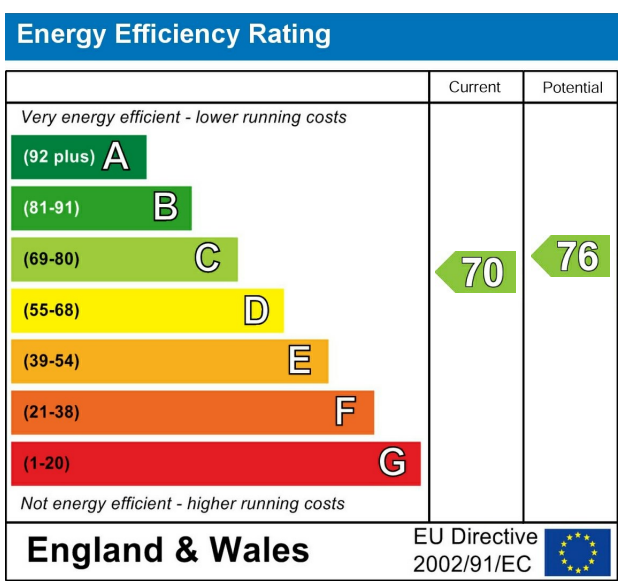


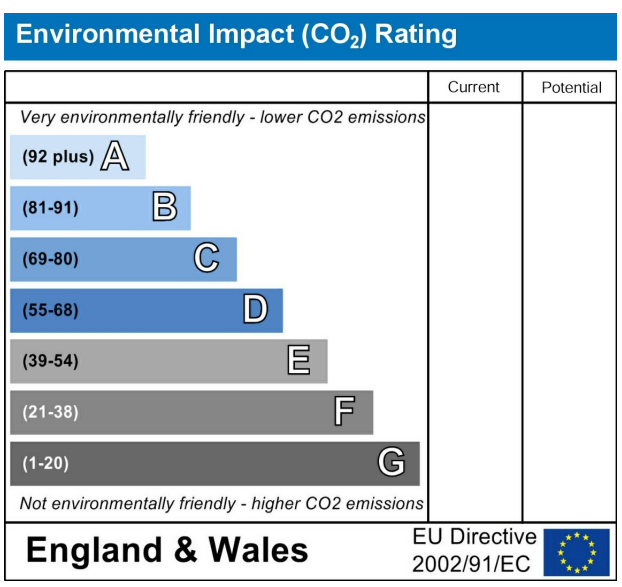
TOTAL FLOOR AREA : 1487 sq.ft. (138.2 sq.m.) approx.

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.







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