BEN ROSE



Fieldside Avenue, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this fantastic three-bedroom semi-detached family home, situated in the popular residential area of Euxton, Chorley. Offering generous living space throughout, a well-appointed kitchen, a bright and spacious garden room, and a versatile summerhouse to the rear, this property is ideally suited to growing families looking for a home that combines comfort, practicality and plenty of potential. The property also benefits from solar panels, adding further appeal. Euxton offers a welcoming community atmosphere, with a range of local shops, supermarkets, schools and everyday amenities close by. Excellent transport links are available via nearby Euxton Balshaw Lane and Buckshaw Parkway railway stations, providing connections to Preston, Manchester and surrounding areas. The nearby M6 and M61 motorways offer convenient routes for commuters, while the neighbouring towns of Chorley and Leyland provide further shopping, leisure and dining facilities. With its convenient location and spacious accommodation, this home is perfectly positioned for modern family living.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the main living areas, a useful ground floor WC, the staircase to the first floor and several handy storage spaces. The lounge is a bright and inviting room, enhanced by plenty of natural light and featuring a fireplace that creates an attractive focal point. Double doors lead through to the dining room, offering an ideal space for family meals and entertaining guests. Positioned just off the dining room, the well-appointed kitchen is equipped with several integrated appliances and ample worktop space, providing a practical environment for everyday cooking. The dining room also opens into a generously sized garden room, which is flooded with natural light and further benefits from dual skylights and a log-burning stove, creating a cosy yet airy additional reception space overlooking the rear garden. Completing the ground floor is a separate utility room, offering further storage and laundry space, along with a second WC for added convenience.

Heading upstairs, the landing provides access to three well-proportioned double bedrooms, the family bathroom and a pull-down ladder leading to the attic. All three bedrooms offer comfortable accommodation, with the master bedroom being particularly generous in size and providing an excellent principal retreat. The remaining bedrooms offer flexibility for children, guests or those requiring a home office, making the layout well suited to the needs of a modern family. The contemporary three-piece family bathroom is finished in a modern style and comprises a WC, wash basin and shower. Further enhancing the home's practicality, the attic provides valuable additional storage space and could accommodate a variety of uses, subject to any necessary permissions and alterations.

Externally, the property benefits from a private driveway providing off-road parking and leading to an integral garage, offering additional storage or secure parking. A small lawn and established flower beds to the front add to the home's kerb appeal. To the rear, a lovely garden provides a pleasant outdoor setting, featuring a lawn, numerous flower beds and a mature fruit tree that adds character and charm. The garden offers plenty of space for children to play, outdoor dining and relaxing during the warmer months. At the far end of the garden sits a versatile summerhouse, currently used as a workshop, which benefits from additional storage and its own log-burning stove, making it a particularly useful space for hobbies, DIY projects or other pursuits. Combining spacious and flexible accommodation with attractive gardens, useful outbuildings, solar panels and excellent commuter links, this appealing family home presents a wonderful opportunity for buyers seeking a property with plenty to offer both inside and out.















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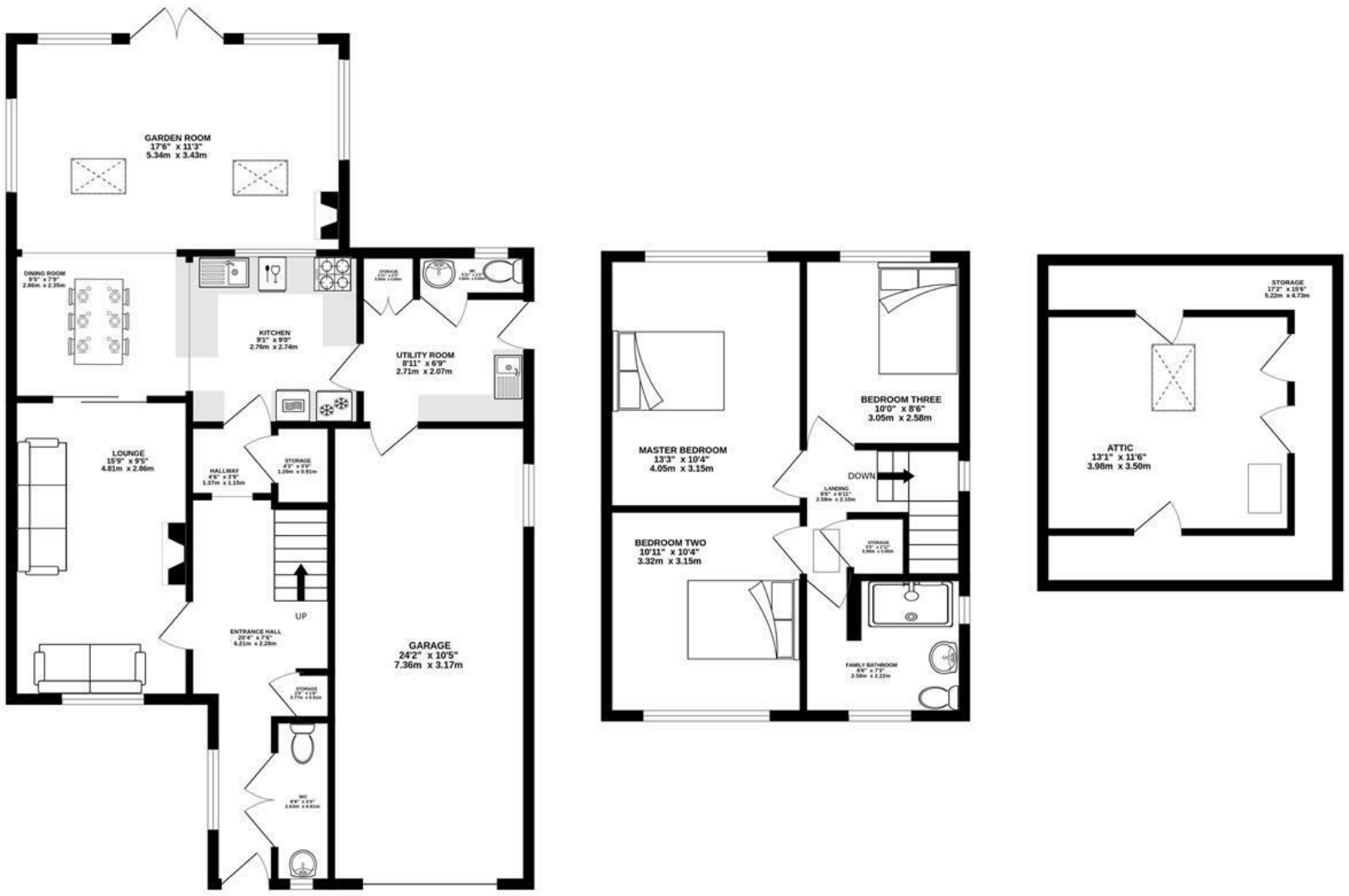


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GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.

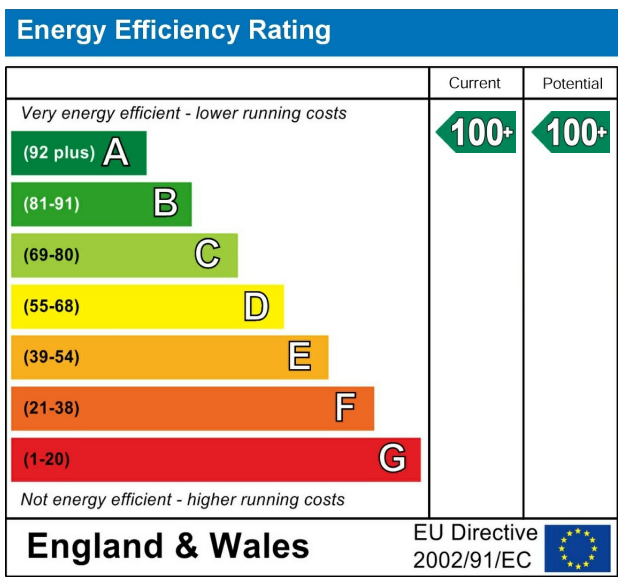
2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.

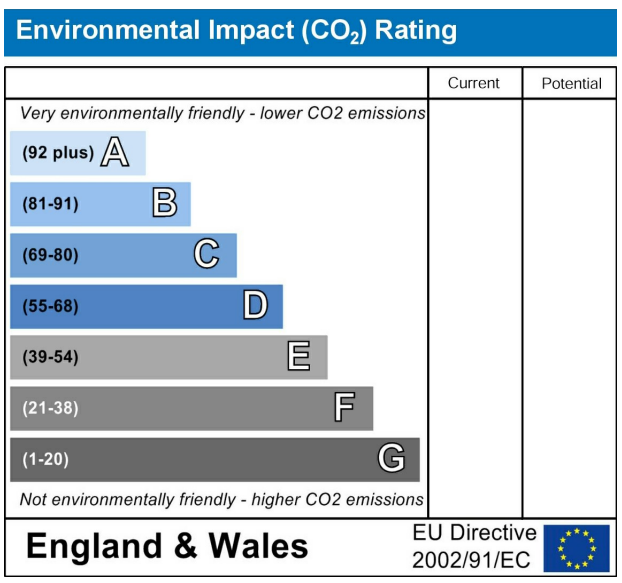


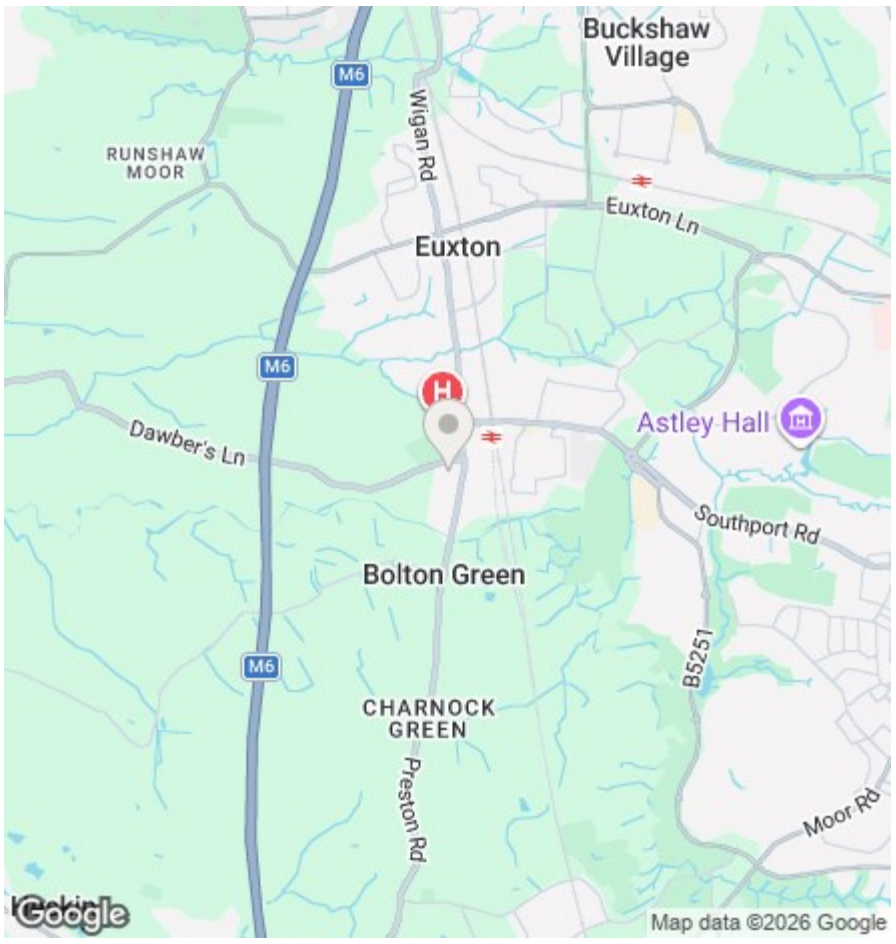
TOTAL FLOOR AREA : 1712 sq.ft. (159.0 sq.m.) approx.

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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