



## Earlsway, Euxton, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home situated in the sought-after village of Euxton, Chorley. Offering a comfortable layout and modern finish throughout, this property is ideal for growing families or first-time buyers looking for a home ready to move straight into. Euxton is a popular location with a friendly community feel and excellent day-to-day amenities including well regarded schools, local shops, cafés and medical facilities. For commuters, the property benefits from superb travel links with Euxton Balshaw Lane and Buckshaw Parkway train stations close by, regular bus services, and easy access to the M6 and M61 motorways providing routes to Preston, Manchester and beyond.

Entering through the welcoming vestibule, you step into the spacious lounge which enjoys a bright and inviting atmosphere, perfect for relaxing or entertaining. The lounge flows naturally into the open plan kitchen/diner, a real hub of the home, fitted with multiple integrated appliances and boasting a modern, stylish finish with ample worktop and storage space. From here, the accommodation continues into the conservatory which offers additional versatile living space and pleasant views over the rear garden, ideal as a dining area, playroom or quiet retreat.

Heading upstairs, the landing provides access to all first-floor rooms. There are three well-proportioned bedrooms, each offering comfortable accommodation with plenty of natural light, making them suitable for family living, guest rooms or a home office if required. Completing this level is the contemporary family bathroom, fitted with modern fixtures and finished to a high standard.

Externally, the front of the property features a lawn with mature shrubs and a driveway providing off-road parking for multiple vehicles, along with access to the garage for additional storage. To the rear is a pleasant enclosed garden with a patio area ideal for outdoor seating and summer dining, complemented by a small lawn bordered by established planting. This delightful home combines practical living space with a convenient location and will appeal to a range of buyers seeking a comfortable family property in a well-connected village setting.

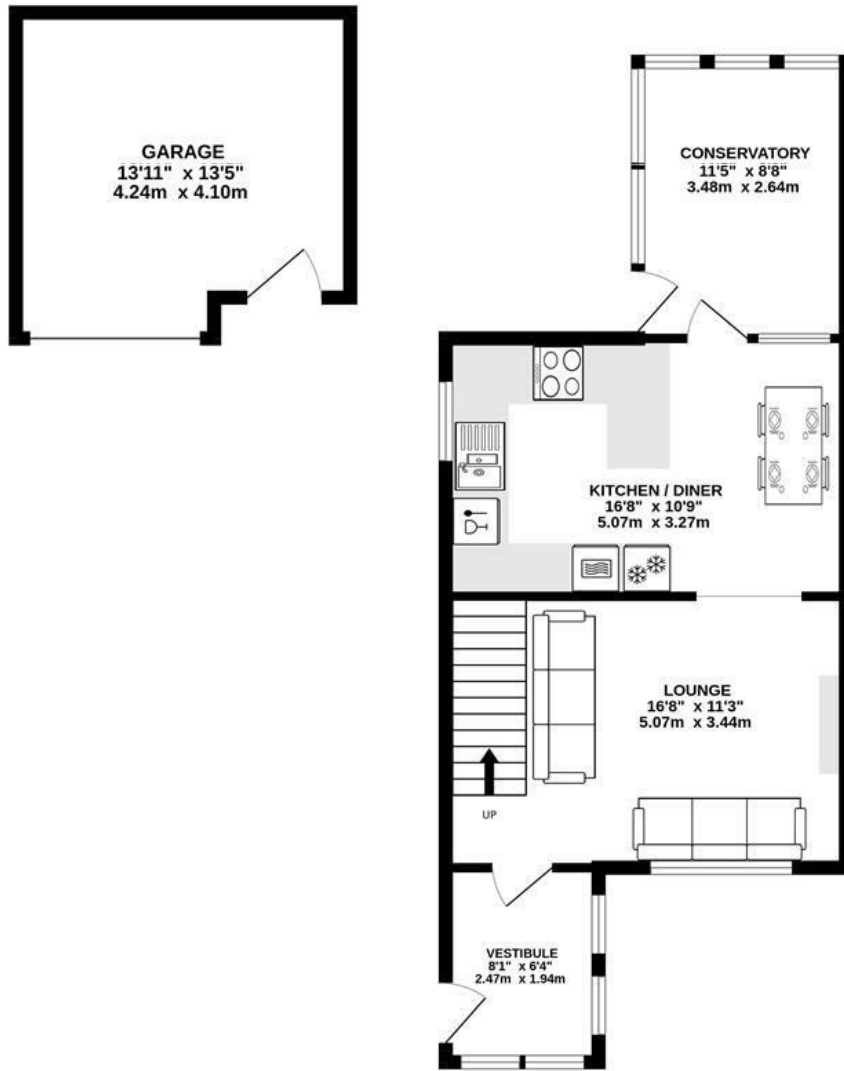




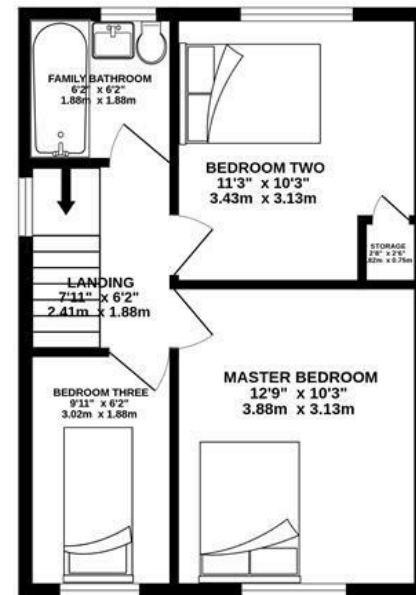


# BEN ROSE

GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



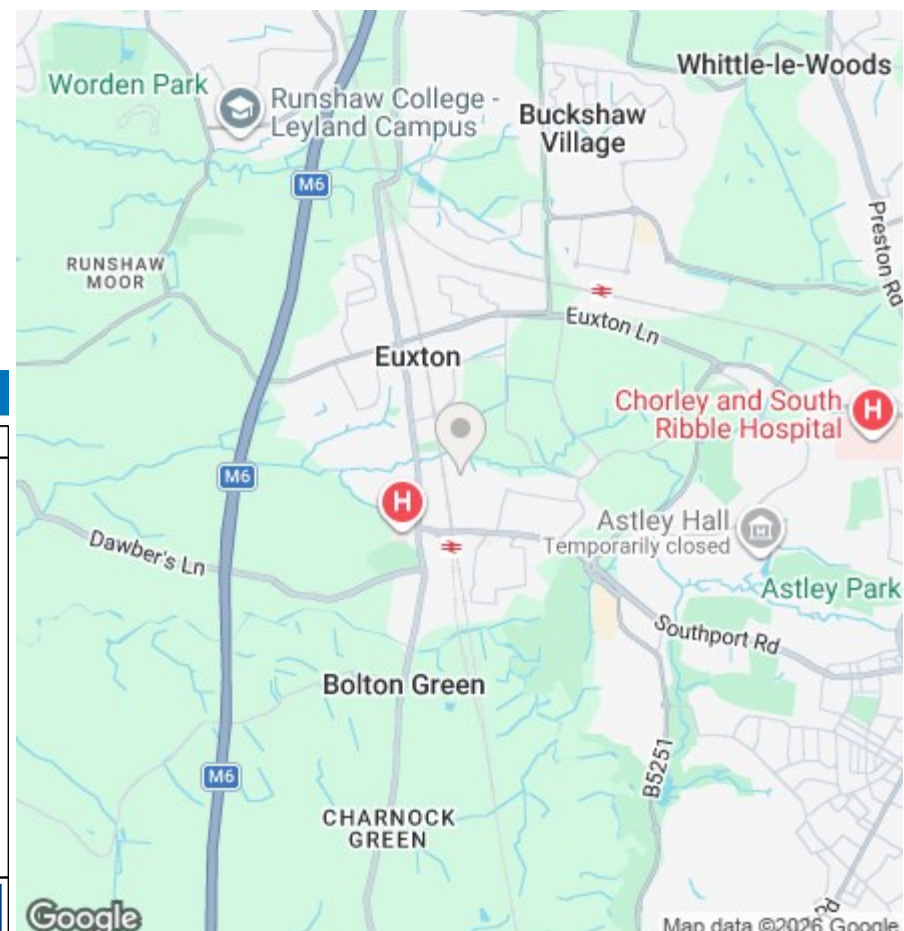
1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.1 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	