



## Briar Avenue, Euxton, Chorley

Offers Over £189,995

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious two-bedroom dormer bungalow, perfectly positioned in the highly desirable village of Euxton, Chorley. This charming property is ideally suited for first-time buyers or those seeking the convenience of primarily single-level living, while still offering additional space upstairs. Its prime location provides excellent travel links to surrounding towns such as Leyland and Chorley, making commuting simple and stress-free. Residents will also enjoy the abundance of local amenities, including a selection of shops, traditional pubs, and award-winning schools, all within easy reach.

The property is accessed via the side entrance, leading into a welcoming hallway that serves as the central hub of the home. Here you can find access to most of the ground-floor rooms as well as the staircase to the upper level. At the front of the home, the spacious lounge benefits from a large, front-facing window that floods the room with natural light, creating a bright and airy atmosphere, while a traditional fireplace adds warmth and character. Adjacent to the lounge lies the second bedroom, a generously sized double complete with fitted wardrobes, offering ample storage. Continuing through the hallway, you'll find the three-piece family bathroom, which features an over-the-bath shower for added practicality.

Beyond this is the dining room, a versatile space that can comfortably accommodate a large family dining table along with additional furnishings. From here, sliding doors open into the conservatory, a well-proportioned room that offers flexibility as either an additional sitting area or dining space, particularly ideal during the summer months. The conservatory overlooks and provides direct access to the rear garden, ensuring a pleasant view and an abundance of natural light.

The kitchen is another highlight of the ground floor, offering plenty of wall and base units along with space for freestanding appliances. It also benefits from access to the conservatory and includes a large under-stair storage cupboard, ensuring maximum functionality for day-to-day living.

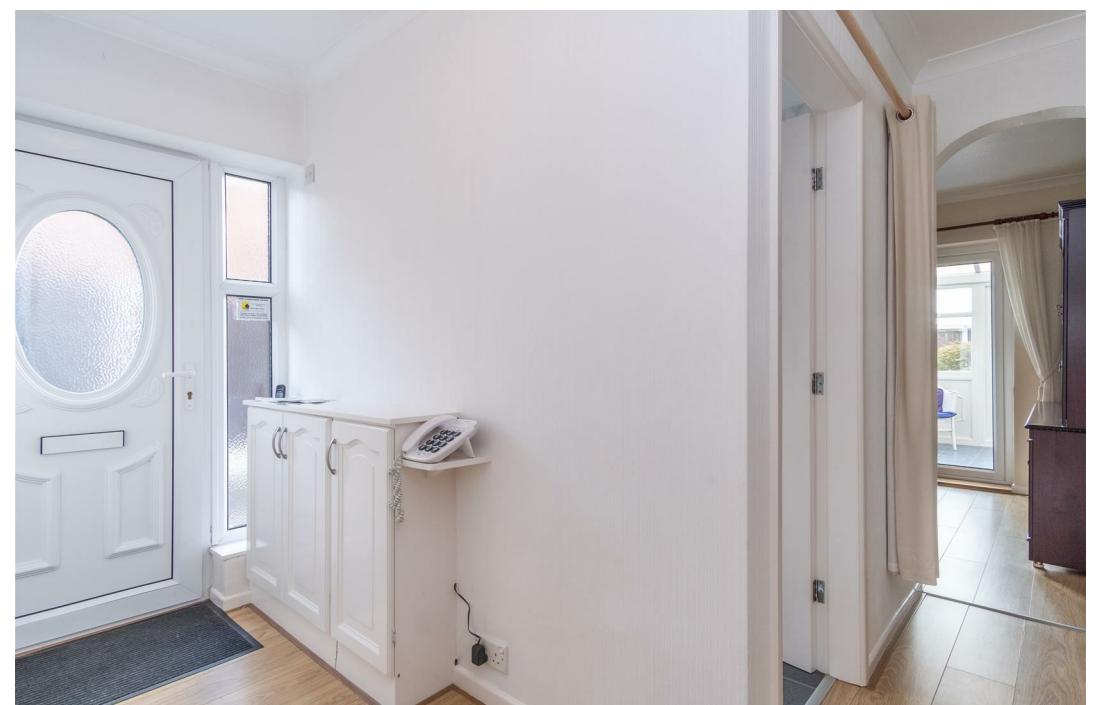
Upstairs, a generous landing area awaits, which could easily be utilised as a home office or study space. From here, access is provided to two sizeable loft storage areas as well as the master bedroom. The master is impressively proportioned and benefits from fitted wardrobes, making it both practical and inviting.

Externally, the property boasts a low-maintenance rear garden that is tiered and flagged, with mature shrubs and trees adding a touch of greenery and privacy. The garden is fully enclosed with tall fencing and is not directly overlooked, making it an ideal space for relaxation. There is also access from the garden to the side of the property, as well as the garage and driveway.

To the front, a gravelled area adds to the low-maintenance appeal, while a spacious driveway provides off-road parking for multiple vehicles and leads to a single garage.





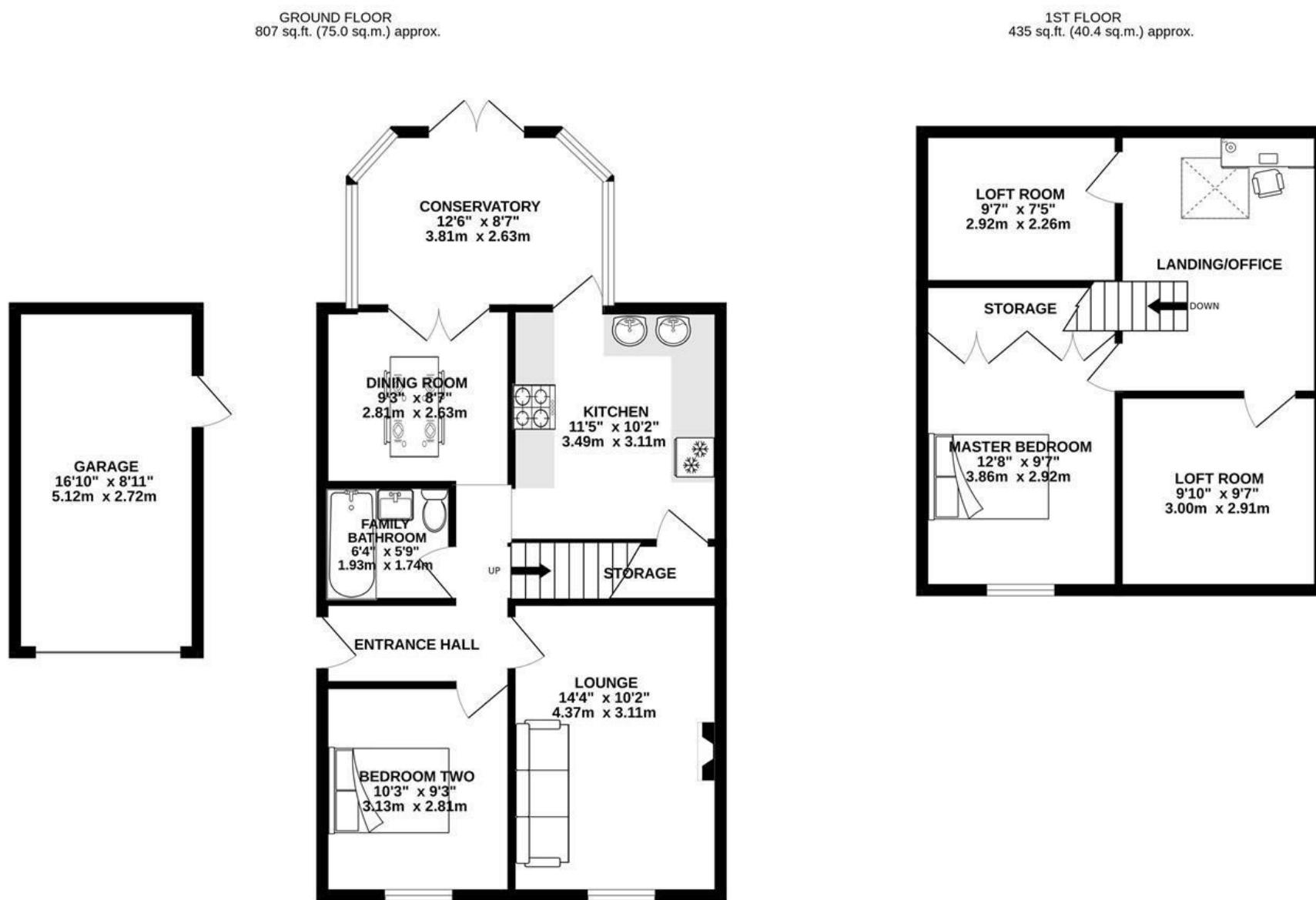








# BEN ROSE



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

