



Anderton Road, Euxton, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this charming and characterful three bedroom semi-detached home, occupying an enviable corner plot in the ever-popular village of Euxton. Quirky in design and rich in original features, this property offers a fantastic opportunity for first-time buyers looking for a home with personality and plenty of scope to add value through extension or reconfiguration, subject to the relevant planning permissions. Ideally positioned, the property benefits from easy access to a wide range of local amenities including shops, schools and leisure facilities, with Euxton Mills and Astley Park close by for countryside walks. Excellent transport links are on hand with Euxton Balshaw Lane and Buckshaw Parkway train stations both within easy reach, providing direct routes to Preston, Manchester and beyond, while the M6 and M61 motorways are just a short drive away, making this an ideal base for commuters.

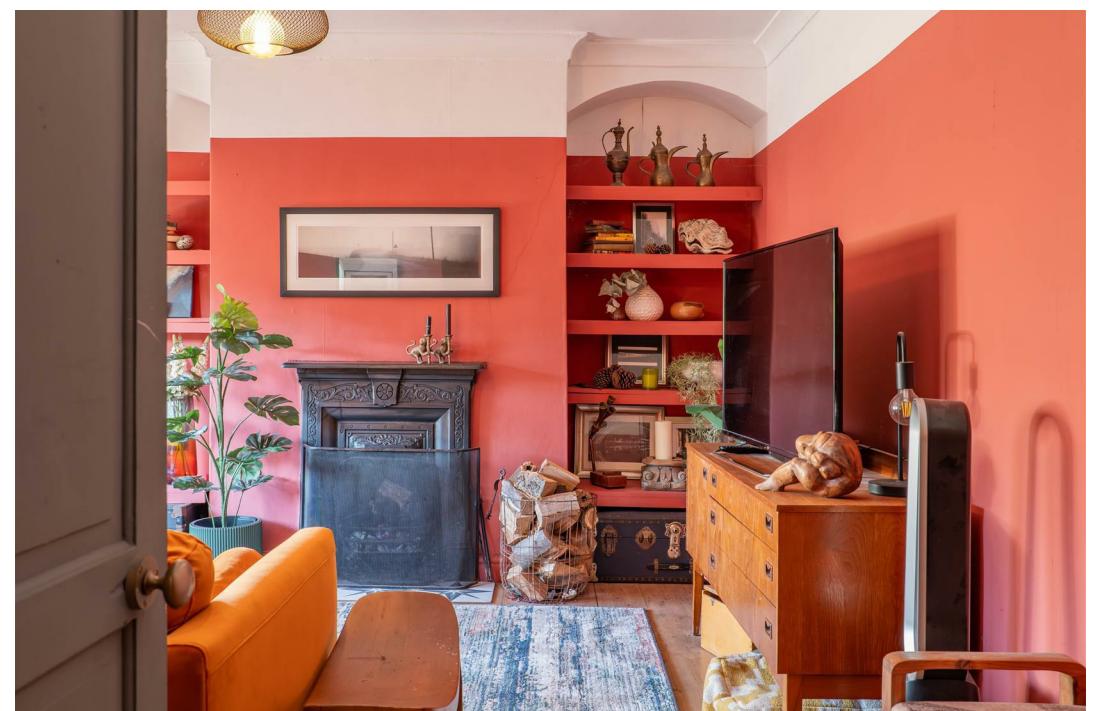
Entering the property through the front vestibule, you are welcomed into the main reception hall which sets the tone for the character found throughout the home. To the front, the spacious lounge is flooded with natural light from the large bay window overlooking the front garden, with a beautiful fireplace and open fuel fire providing a striking focal point and a cosy atmosphere. Moving through to the rear, the open plan kitchen/diner spans the full width of the property, creating a sociable and practical space for everyday living. The kitchen is fitted with an integrated hob, oven and washer, with ample worktop and cupboard space, and plenty of room for a family dining table. A charming rounded feature door opens directly out to the rear garden, enhancing the sense of character. Completing the ground floor is a bathroom fitted with a bath, overhead shower and wash basin.

Rising to the first floor, the property continues to impress with three well-proportioned bedrooms. The master bedroom is particularly noteworthy, featuring its own stunning feature fireplace that adds to the home's period charm. The second bedroom offers comfortable accommodation, while the third bedroom provides flexibility and could be used as a home office, nursery or guest room. A separate WC is also located on this floor, adding further convenience for everyday family life.

Externally, the property truly stands out thanks to its generous corner plot position. To the front, a sizeable driveway provides off-road parking for up to four vehicles, with gated access opening onto a lawned front garden bordered by mature hedging for privacy. A pathway leads to the front door, while an additional section of the garden offers potential to create a kitchen garden or further landscaped space. To the rear, a patio seating area provides the perfect spot for outdoor dining and entertaining, which then leads into a wooded section offering exciting potential for landscaping and personalisation.

Overall, this is a unique and appealing home that combines character, location and future potential, making it an excellent choice for first-time buyers looking to put down roots in Euxton.

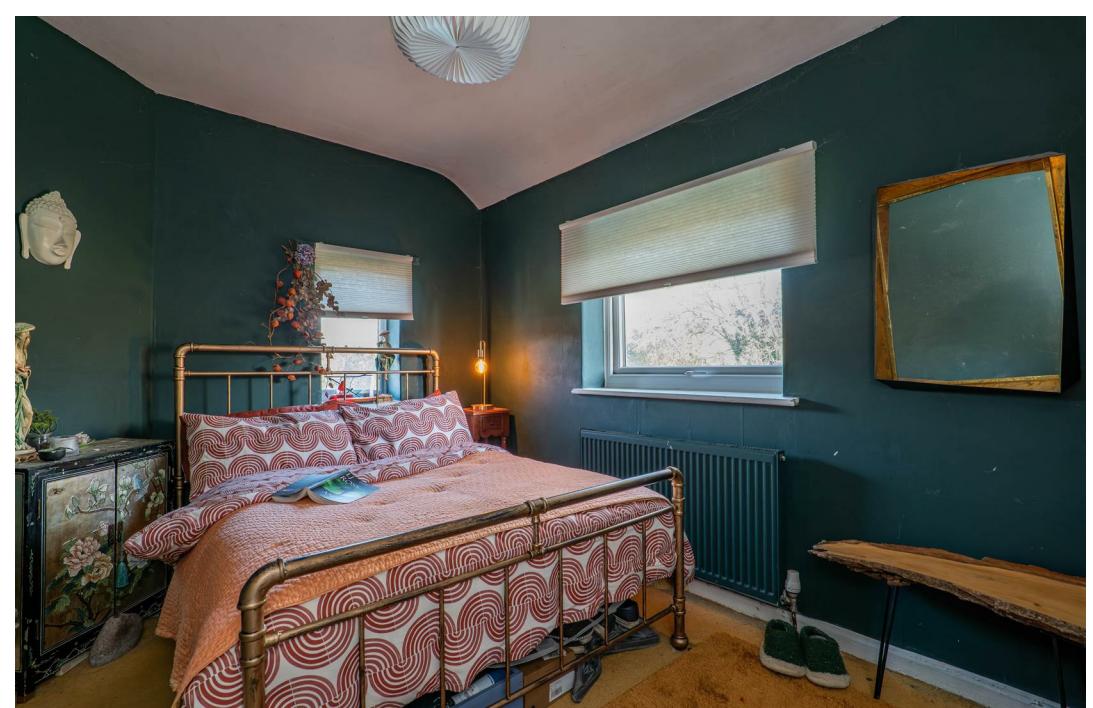


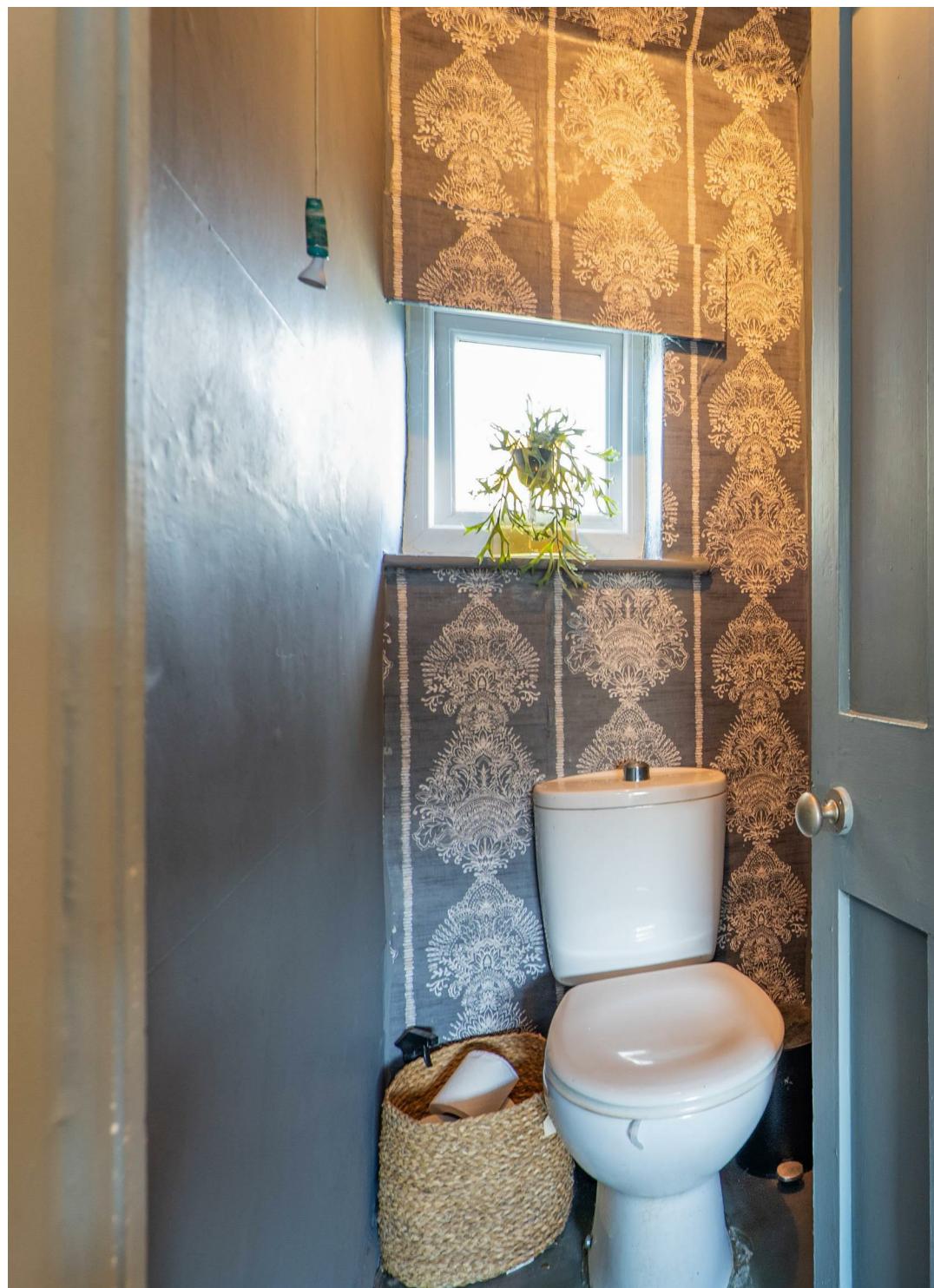






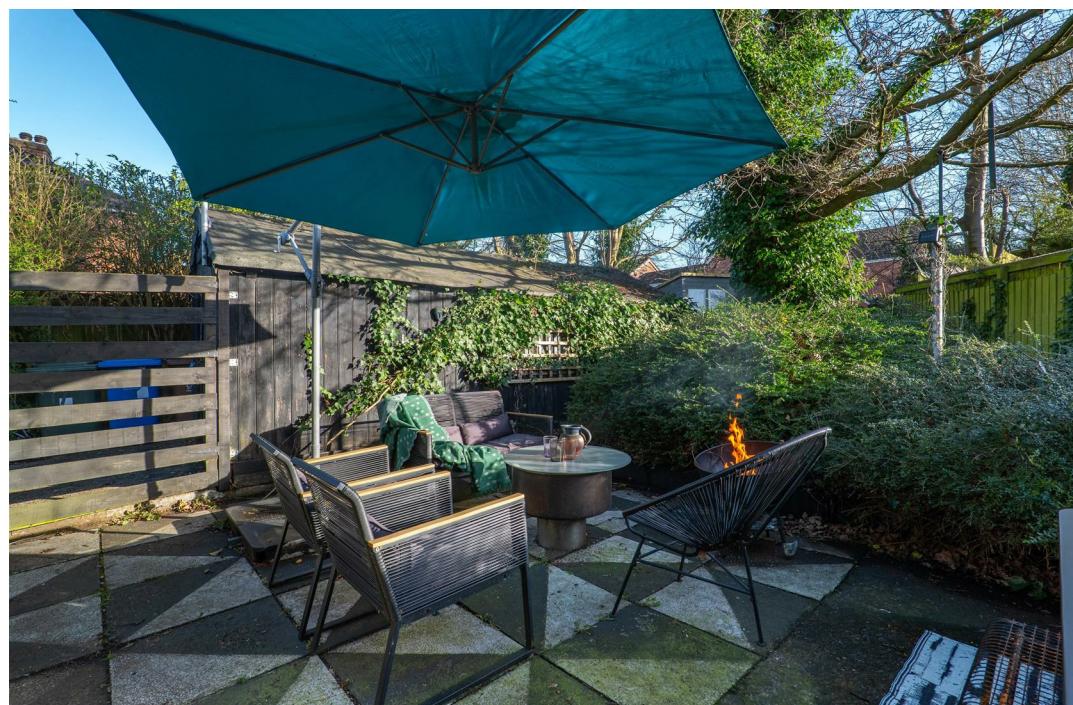






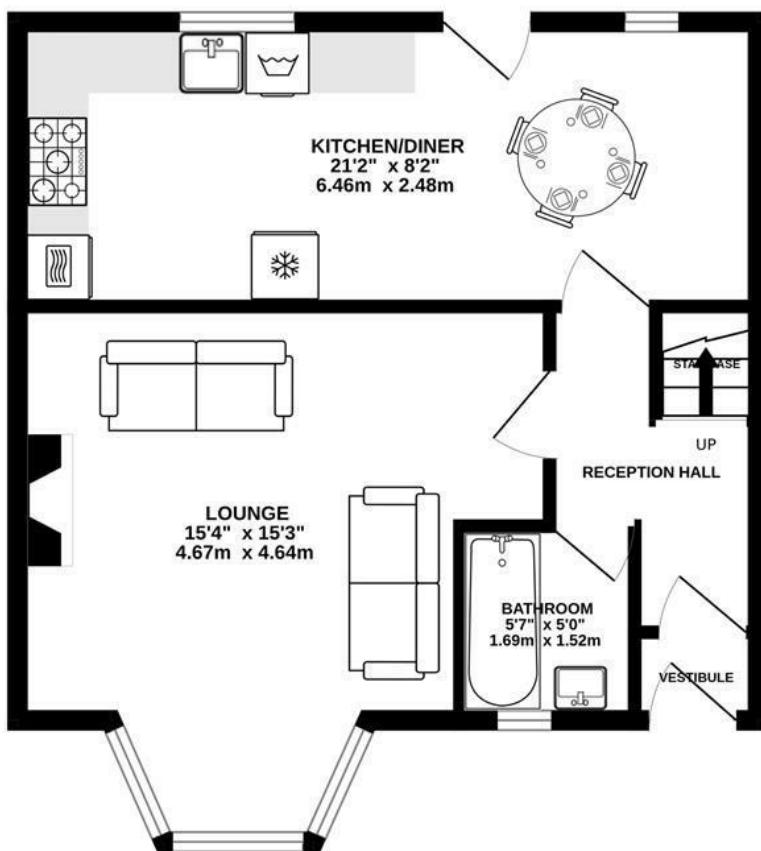




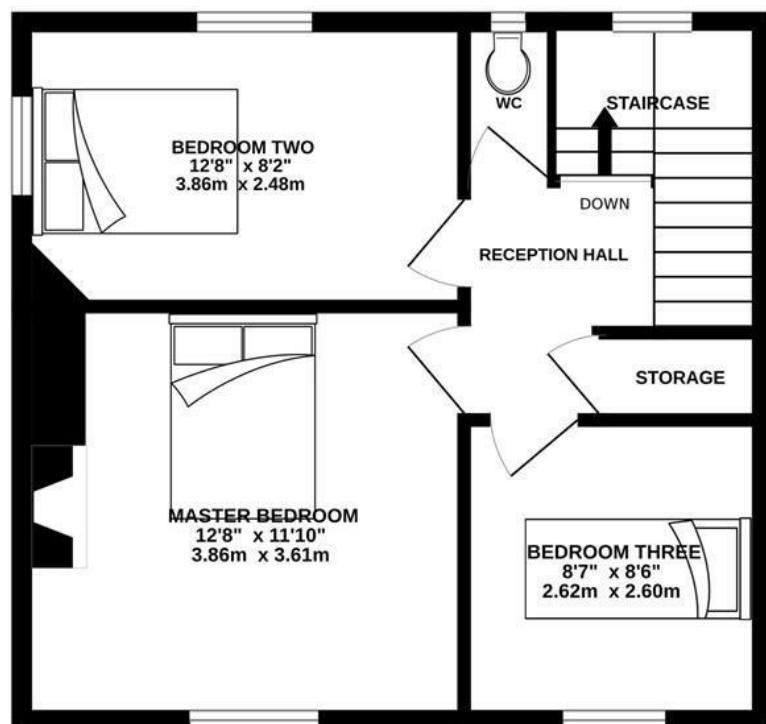


BEN ROSE

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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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 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		
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