



Balshaw Lane, Euxton, Chorley

Offers Over £314,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom detached home situated on a sought after street in Euxton, Chorley. This would make the ideal family home, offering plenty of versatile space throughout. Ideally placed just a short drive from local superb shops and amenities. There are also convenient transport links via the M6/61 Motorway and the nearby Euxton Balshaw Lane station, which goes direct to nearby cities Preston (15 mins) and Liverpool (45 mins).

Viewing at the earliest convenience is recommended.

Upon entering, a spacious and welcoming entrance hall sets the tone, providing access to the stairs, under stair storage and the majority of ground floor rooms.

To the front of the home is a conveniently located shower room, followed by the gorgeous front lounge, featuring an open fireplace, two large front-facing windows and ample room for a three-piece sofa set and additional furnishings.

Across the hall, the kitchen breakfast room boasts an abundance of worktop space and room for freestanding appliances, complemented by an island with seating for two, all in an open plan arrangement with the dining room. Access to the utility and rear lounge can also be found here.

The dining room, comfortably fits a 6-person family dining table and provides access to the rear lounge via a set of folding doors. The rear lounge is of a good size and benefits from a large bay window allowing for ample light and views of the garden.

The utility room, found off the rear lounge, offers additional space for storage, extra worktops and room for a washer/dryer, along with access to the garden.

The first floor houses three bedrooms, all sufficiently spacious to accommodate a double bed. The master bedroom boasts fitted wardrobes, a two-piece ensuite and a good-sized eaves storage. Bedroom three also features built-in storage space and could serve as the ideal home office or study. A three-piece family bathroom with a bath completes the first floor.

Outside, the property offers a generous driveway extending from the front to the rear, providing off-road parking for 5/6 cars. The large garden is not overlooked and features a single garage with an additional section at the back, previously used as a home gym. The garden comprises lawn and concrete areas, creating a versatile and low-maintenance outdoor space.

In summary, this home is a fantastic opportunity for a family seeking ample living space, convenient location and a well-maintained exterior with off-road parking and a large versatile garden. Viewing is highly recommended.















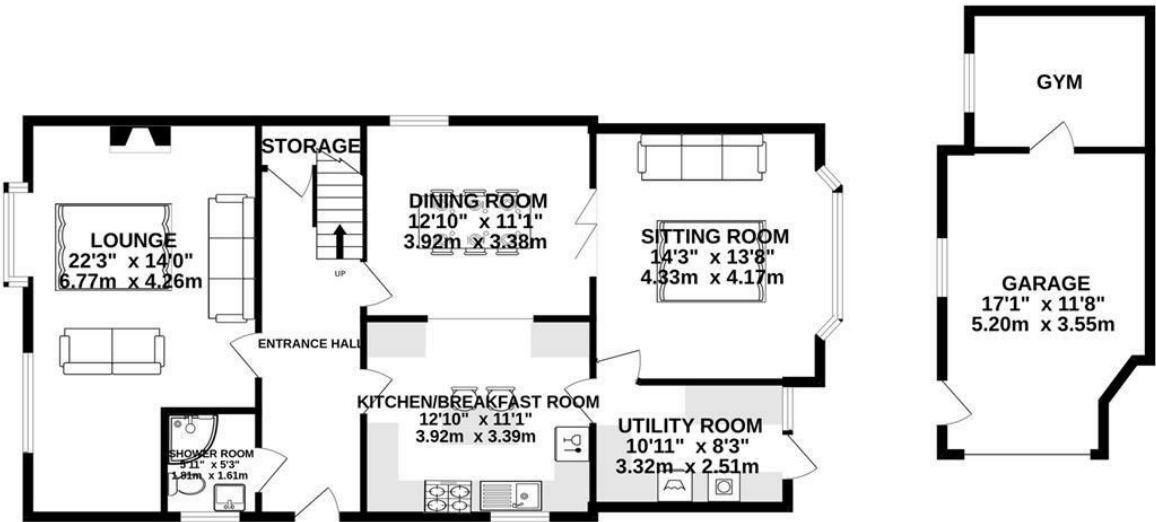




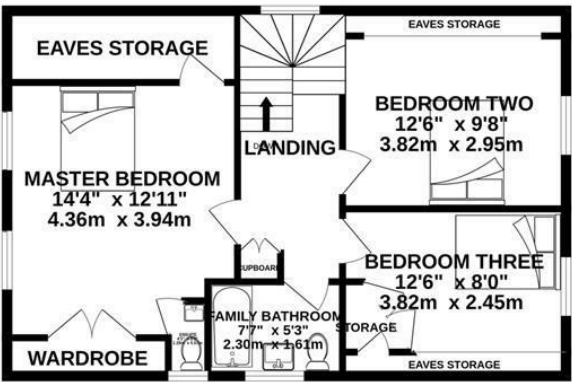


BEN ROSE

GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.






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



TOTAL FLOOR AREA : 1876 sq.ft. (174.3 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		
<div>England & Wales</div> <div>EU Directive 2002/91/EC </div>		

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		
England & Wales		EU Directive 2002/91/EC
		