BEN ROSE



Washington Lane, Euxton

Offers Over £449,995

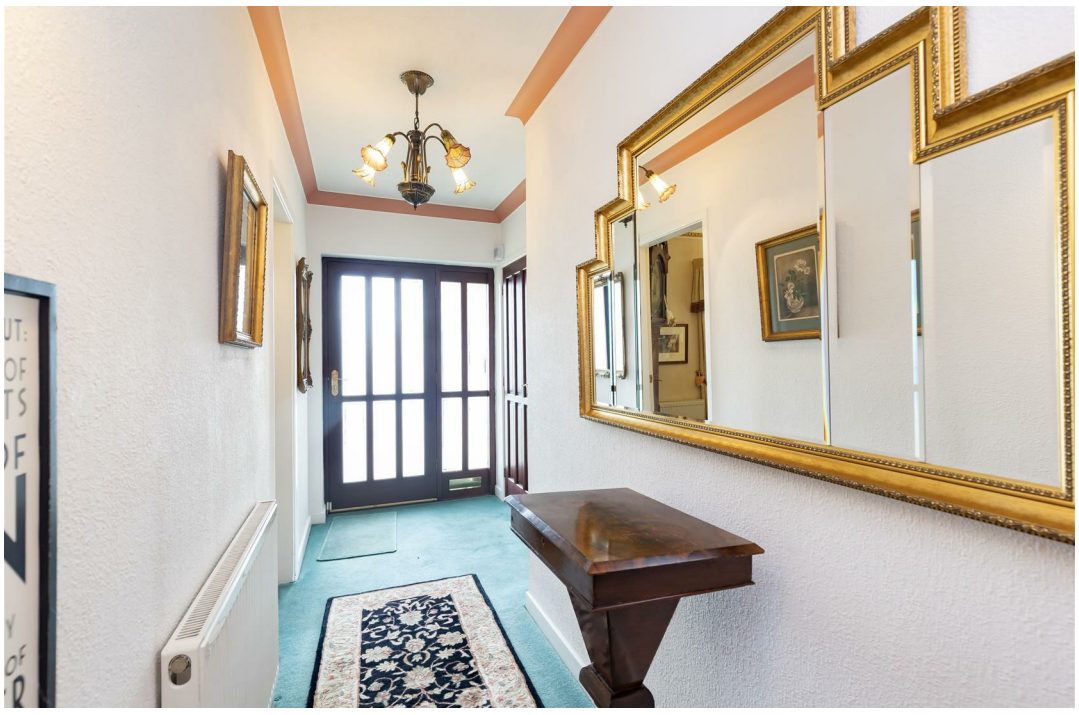
Ben Rose Estate Agents are pleased to present to market this beautiful two-bedroom detached bungalow, offering an abundance of versatile living space, making it an ideal home for families and couples alike. Beautifully presented throughout, this spacious property seamlessly combines traditional charm with modern comforts, boasting generous accommodation, three shower rooms and beautifully maintained gardens that provide a wonderful setting both inside and out. Situated within a sought-after area of Chorley, the home enjoys convenient access to an excellent range of local amenities including supermarkets, shops, cafés and well-regarded schools. Chorley town centre is just a short drive away, while excellent transport links are available via nearby bus routes, Chorley railway station and the M61 and M6 motorways, providing straightforward access to Preston, Bolton, Manchester and beyond. For those who enjoy the outdoors, there are also a variety of nearby parks, countryside walks and leisure facilities to explore.

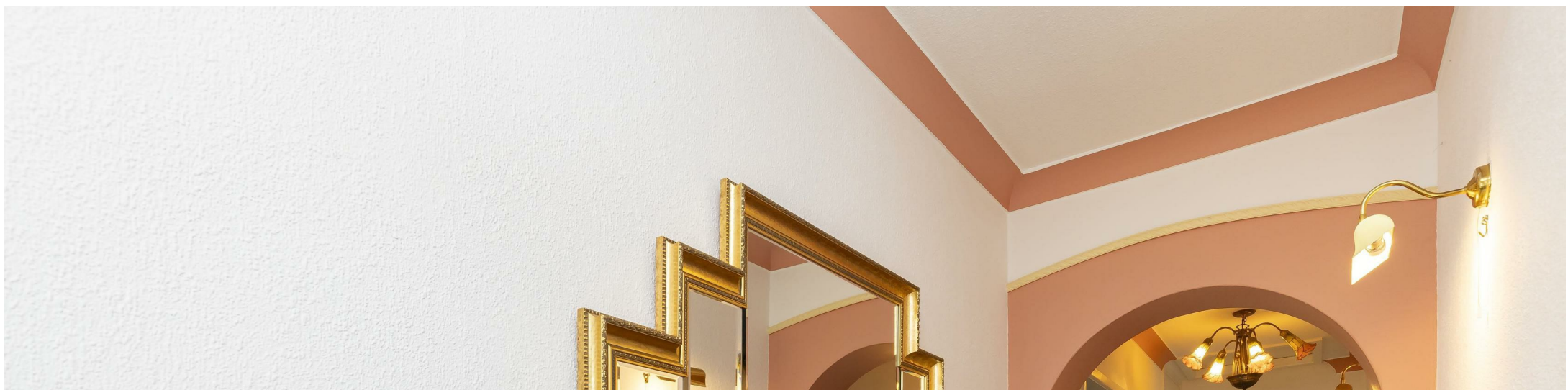
Stepping through the front entrance, you are welcomed by a long and inviting entrance hall featuring several integrated storage cupboards, creating a practical first impression while providing access to the majority of the accommodation. To the left is bedroom two complete with fitted wardrobes, whilst to the right sits the elegant front lounge, centred around a traditional gas fire with a beautiful stone surround and complemented by a large window overlooking the front garden, allowing natural light to flood the room. An attractive archway leads through into the dining room, which in turn opens via double doors into the largest reception room in the home. This superb second lounge offers exceptional versatility, featuring a large front-facing window, glazed double doors opening onto the rear garden, an additional external door for convenient access outside, and a small archway leading into a vestibule with access to one of the three-piece shower rooms. Returning to the hallway, the modern fitted kitchen/diner is well-equipped with a range of integrated appliances and benefits from sliding patio doors opening directly onto the rear garden. Opposite the kitchen is the master bedroom, complete with traditional fitted wooden cupboards, which flows effortlessly through an archway into the private dressing room, also featuring fitted storage. A further small archway leads into a vestibule with access to a private ensuite shower room. Completing the ground floor is a well-appointed three-piece shower room positioned at the end of the hallway. Every room throughout the home benefits from elegant coved ceilings, adding a refined finishing touch.

The home's thoughtful layout, extensive reception space and three shower rooms provide exceptional flexibility for a wide variety of lifestyles, ensuring the property can easily adapt to the changing needs of its next owners while maintaining a welcoming and practical feel throughout.

Externally, the property continues to impress with a flagged driveway providing off-road parking for up to two vehicles, leading directly to the integrated double garage for additional parking or storage. To the side of the driveway is a beautifully maintained lawned front garden, framed by mature hedges and established trees, while a flagged pathway leads to the welcoming front entrance. To the rear, the home enjoys a stunning private garden, predominantly laid to lawn extending down the side of the property with attractive paved seating areas , all enclosed by mature hedges and trees that create a peaceful and secluded outdoor retreat. Combining generous living accommodation, versatile reception space, beautifully maintained gardens and a highly convenient Chorley location, this exceptional detached bungalow presents a fantastic opportunity for buyers seeking a forever home.





















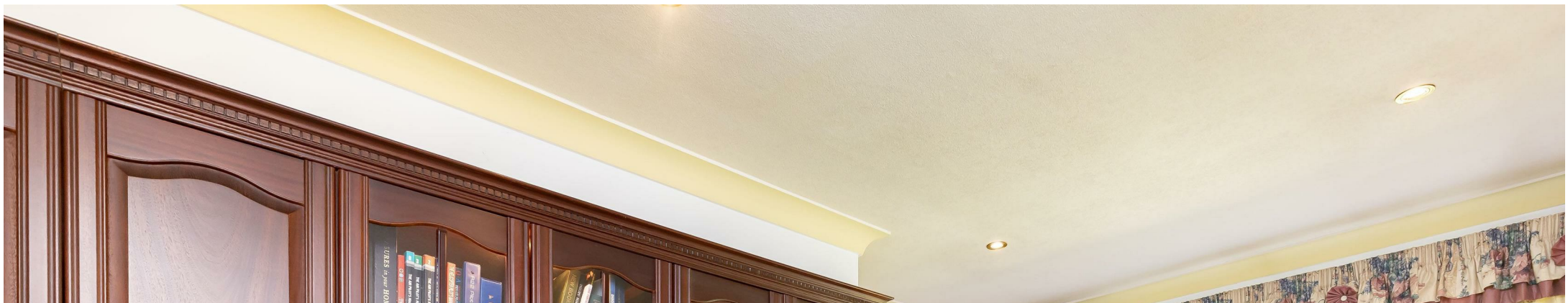
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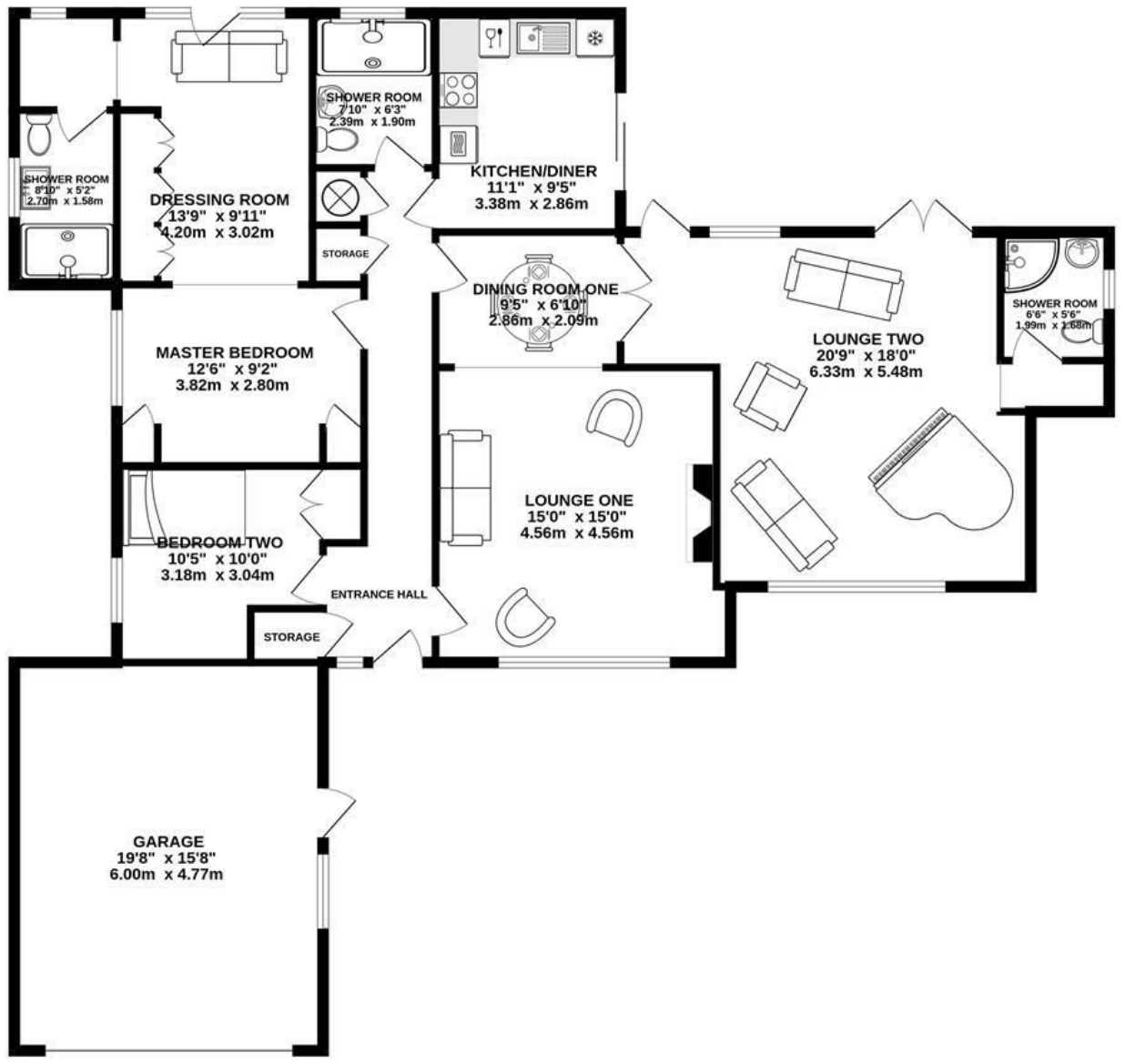




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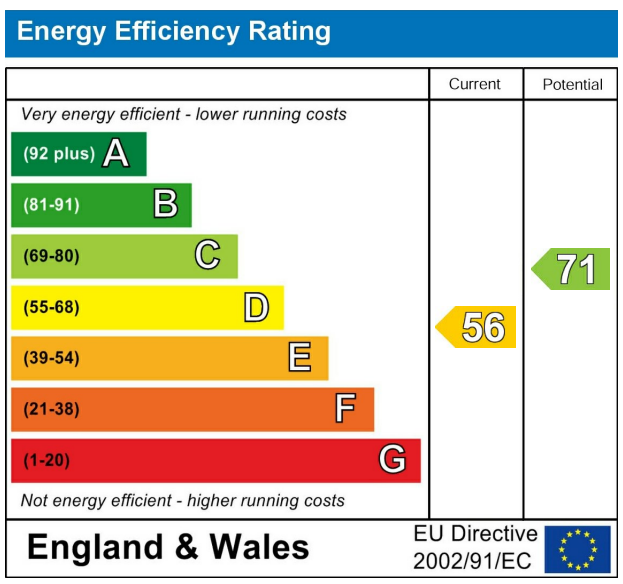
GROUND FLOOR
1644 sq.ft. (152.7 sq.m.) approx.

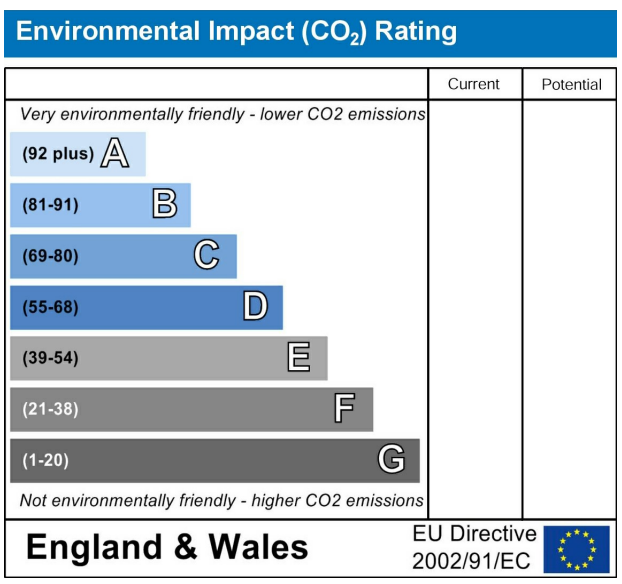


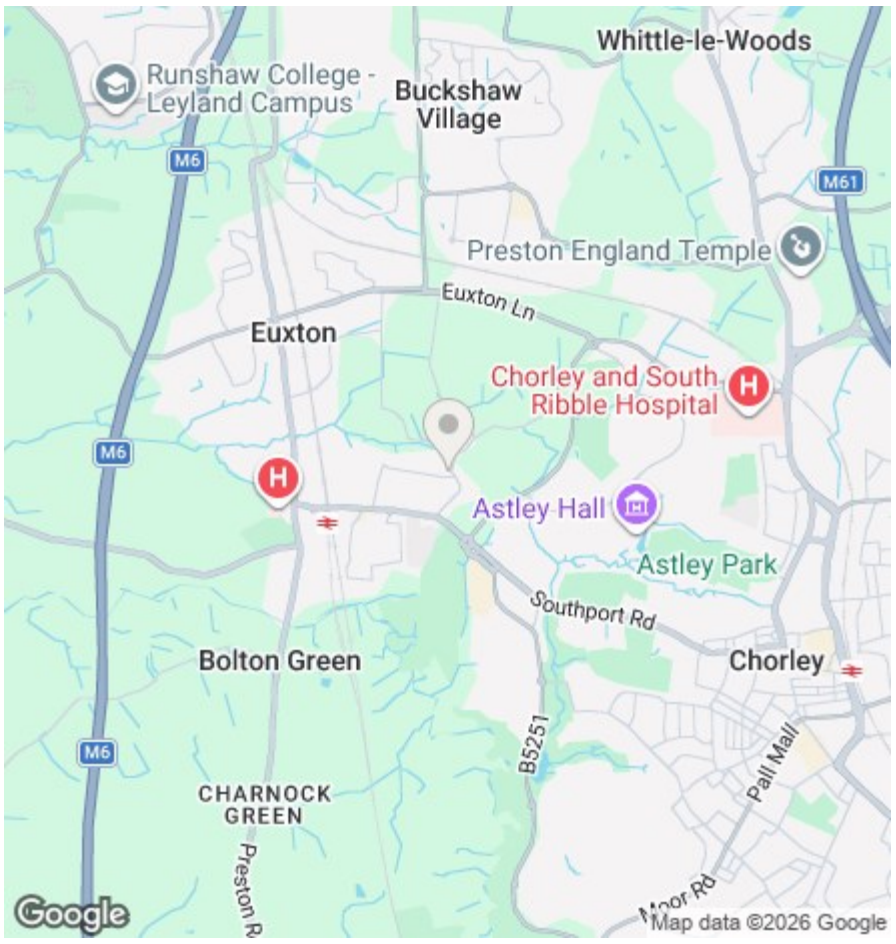
TOTAL FLOOR AREA : 1644 sq.ft. (152.7 sq.m.) approx.

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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