BEN ROSE



Wigan Road, Euxton, Chorley **Offers Over £399,995**

Ben Rose Estate Agents are delighted to present to the market this charming three-bedroom detached cottage, located in the highly sought-after area of Euxton. This extended family home retains a wealth of original features and character, including charming stone flooring throughout the ground floor and exposed beams, while offering comfortable and versatile living space throughout.

Positioned within easy reach of excellent local amenities, the property benefits from nearby supermarkets, well-regarded schools, and leisure facilities, making it ideal for growing families. Euxton is well connected, with Buckshaw Parkway train station just a short drive away providing direct links to Manchester, Preston and beyond, while convenient access to the M6 and M61 motorways ensures excellent travel connectivity.

Stepping into the property, you are welcomed into the spacious lounge, which spans the full width of the home and benefits from dual aspect windows to the side and rear, allowing for an abundance of natural light. Leading from the lounge, you will enter the dining room, which offers ample space for a large family dining table and features a large window overlooking the front aspect. This space flows seamlessly into the generous kitchen, creating an ideal setting for both everyday living and entertaining. The kitchen is fitted with a large central island incorporating breakfast seating, along with ample storage and space for freestanding appliances, as well as an integrated dishwasher. Double patio doors open out onto the rear garden. Completing the ground floor is a modern three-piece family bathroom, fitted with an over-the-bath shower.

Upstairs, you will find a spacious landing with integrated storage, along with three well-proportioned double bedrooms.

Externally, the home boasts a private driveway at the front, with double electric gates leading through to the rear garden. The driveway extends beyond the gates, providing additional off-road parking and access to a detached double garage. The rear garden is generously sized, featuring a lawn and stone patio, along with a charming sheltered pergola, creating a perfect space for relaxing, entertaining, or enjoying time outdoors.


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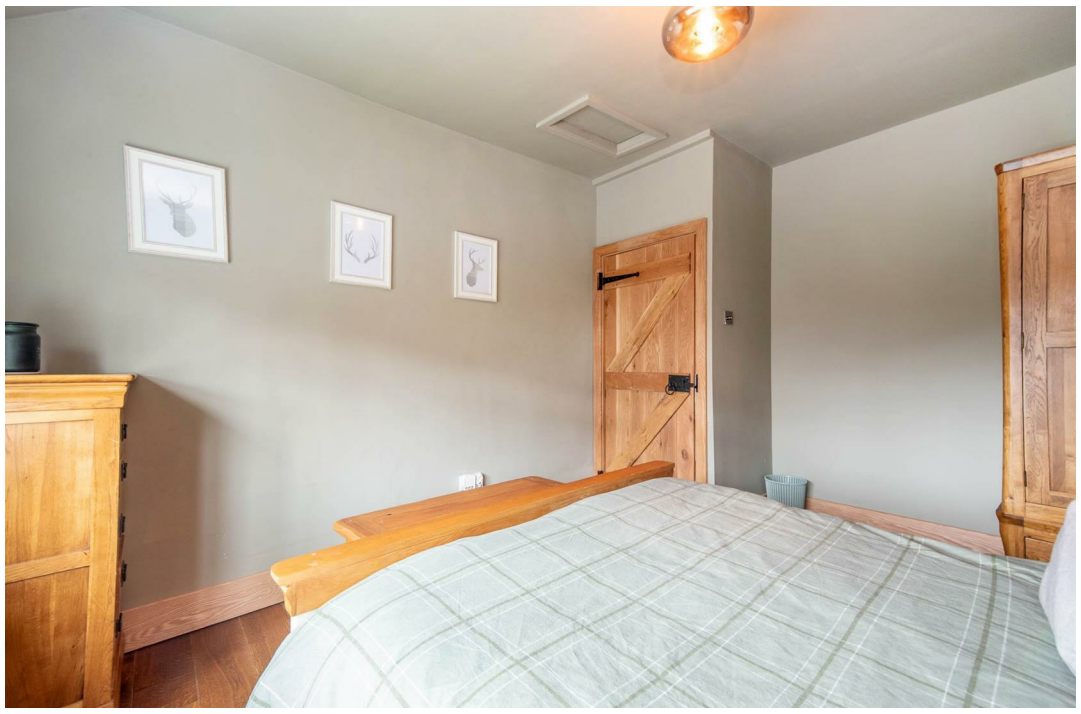



Bon Appétit...
ENJOY





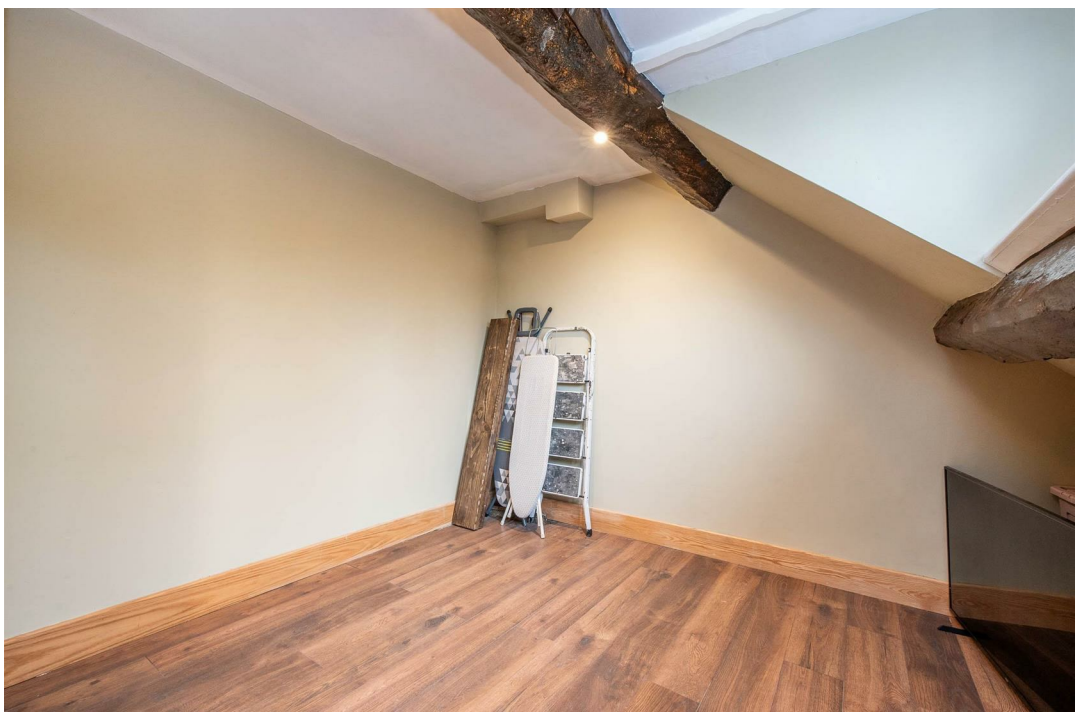












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GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.

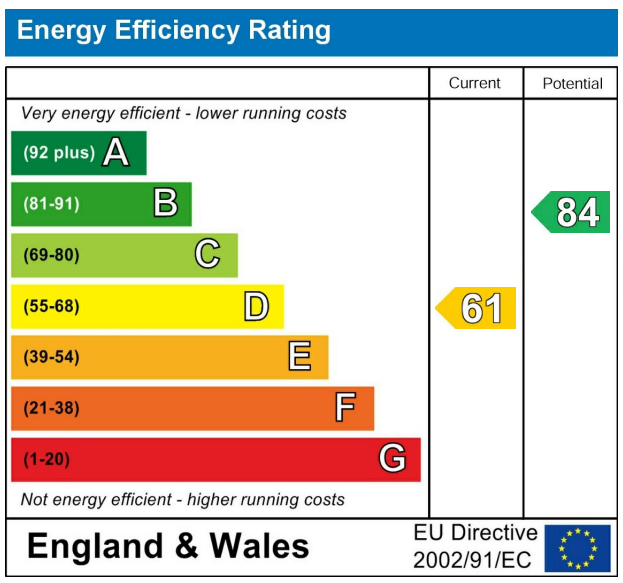
1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.

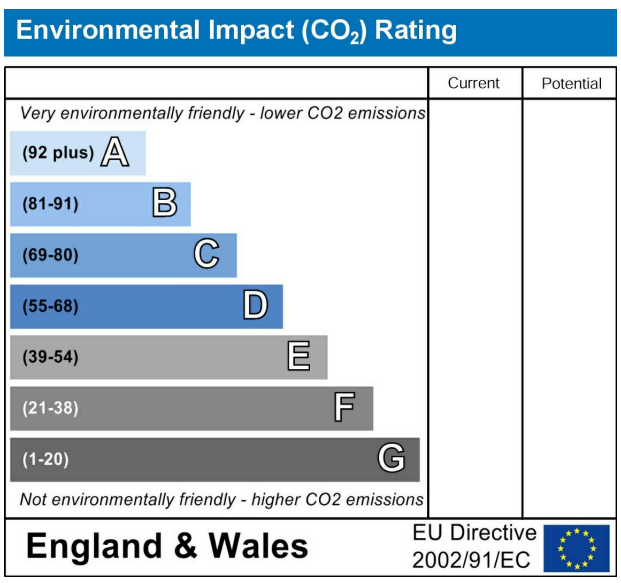


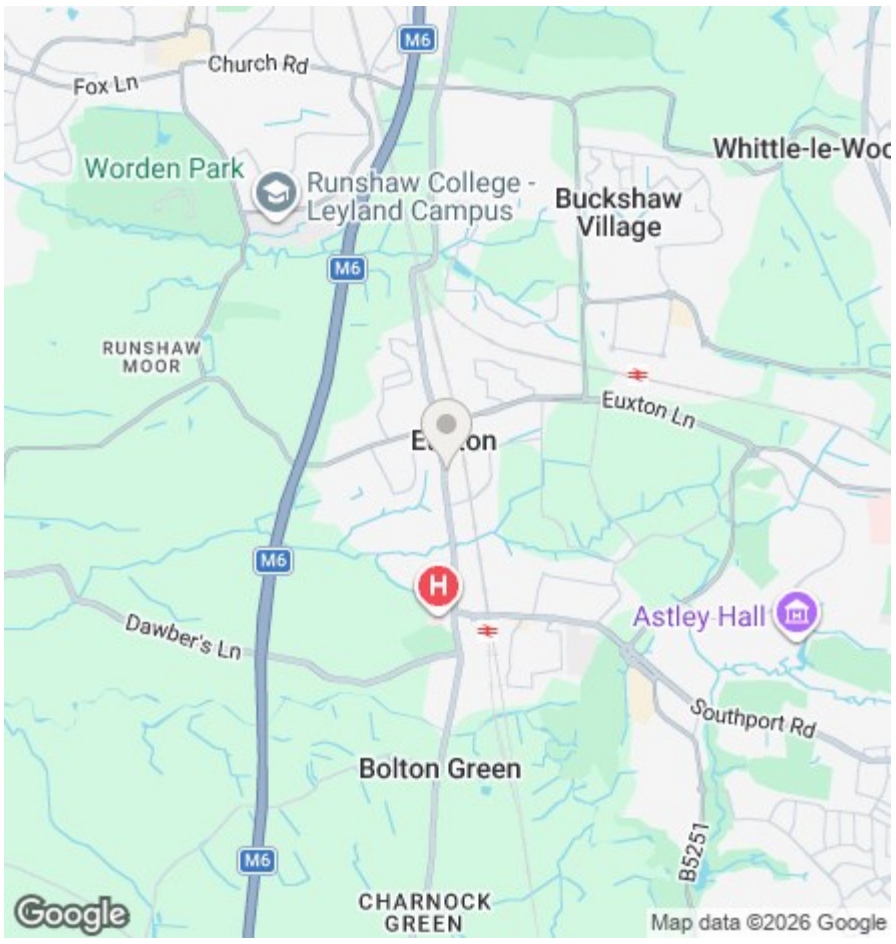
TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

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.







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