



## **Balshaw House Gardens, Euxton, Chorley**

**Offers Over £279,995**

Ben Rose Estate Agents are delighted to introduce to the market this well-presented three-bedroom property, located in the highly sought-after area of Euxton. This would make an ideal family home, perfectly positioned within walking distance of local schools and just a short stroll from Euxton village, which offers a range of excellent shops and amenities. The property also benefits from fantastic transport links, with both Euxton and Buckshaw Parkway train stations nearby, as well as easy access to the M6 and M61 motorways—making it ideal for commuters. Early viewing is highly recommended to avoid any potential disappointment.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. The hallway provides access to all ground floor rooms, including a convenient WC and integral access to the garage. To the right, you'll find the modern kitchen/diner. The kitchen is fitted with an integrated oven and hob, with additional space for freestanding appliances. The dining area offers ample room for a family dining table, making it a perfect space for everyday meals and entertaining. Continuing through, you'll enter the spacious lounge at the rear of the property. This inviting space features a stylish fireplace and newly fitted double patio doors that open out to the garden, allowing plenty of natural light to flow in.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from integrated storage and a private en-suite shower room, adding comfort and convenience.

Externally, the front of the property boasts a private driveway offering off-road parking for multiple vehicles, leading to the attached single garage. At the rear, you'll discover a beautiful, generously sized garden featuring a laid lawn, stone patio, and wooden decking area. A charming stream runs along the side, creating a peaceful and secluded outdoor retreat that is not overlooked.





















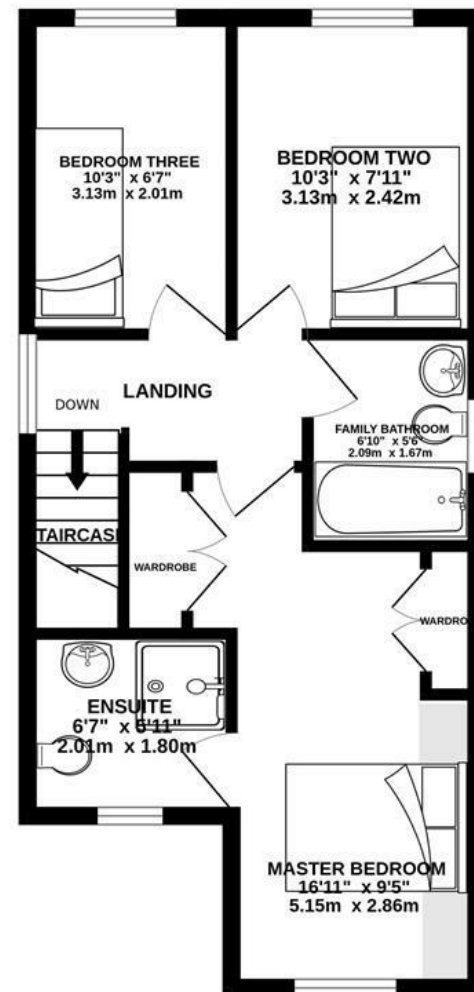






# ROSE

1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



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