



Carnoustie Drive, Euxton, Chorley

Offers Over £174,995

Ben Rose Estate Agents are delighted to bring to the market, this modern styled, two bedroom semi detached property situated towards the end of a secluded cul-de-sac and is located next to a communal lawn area. This would be an ideal home for a first time buyer looking to get onto the property ladder. The home is within close proximity to local amenities, schools, the M6 and M61 motorways and via the nearby Buckshaw Parkway train station with links to Preston, Manchester and Bolton. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of an entrance hall and downstairs WC upon entering. Just off the hall is the spacious lounge located to the front of the home and offers space for a corner settee suite as well as the open staircase also being situated here. Just off here is the modern fitted kitchen/diner that features integrated appliances such as a hob/oven and a fridge/freezer, with space for other freestanding appliances to be placed. There is also space for a dining table as well as access to the garden from here.

Moving up to the first floor, you'll find there are two good sized bedrooms, with the master benefitting from fitted wardrobes. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property pathway leading to the front door with a nearby communal lawn/park located next to the home - perfect for families. The road also leads to the private parking for the property with additional parking for visitors. To the rear is a beautiful enclosed garden area which has two decked patio areas as well as additional space to the far side of the garden. It benefits from excellent seclusion by the tall mature trees which surround the garden.

The room dimensions of all our properties can be found on the floorplan.















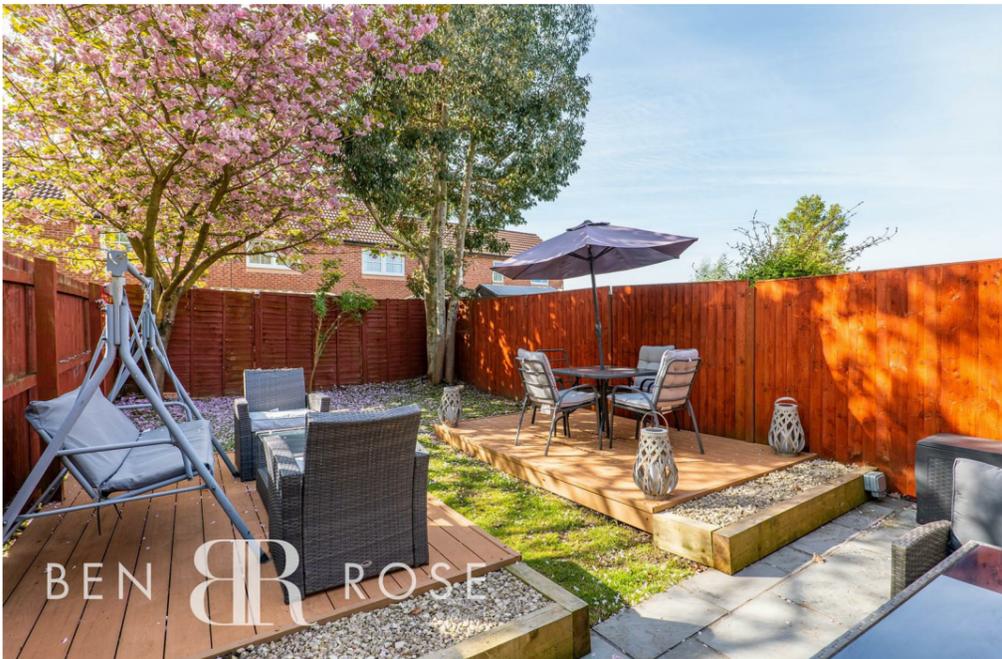




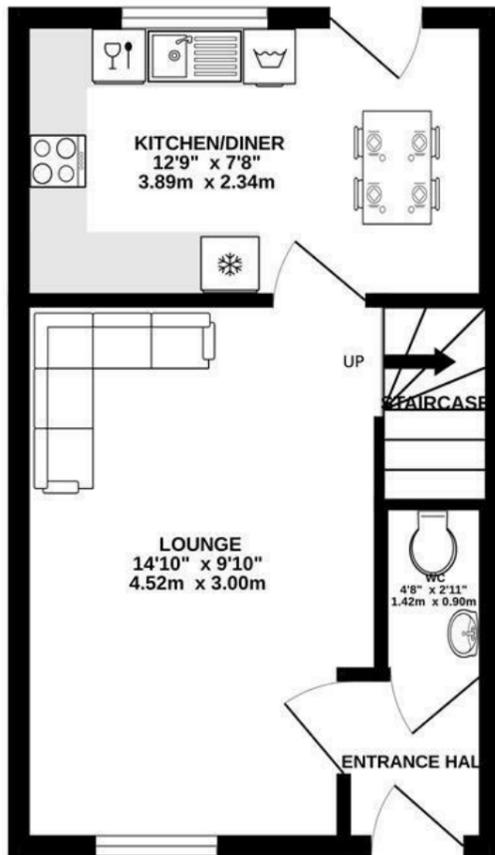
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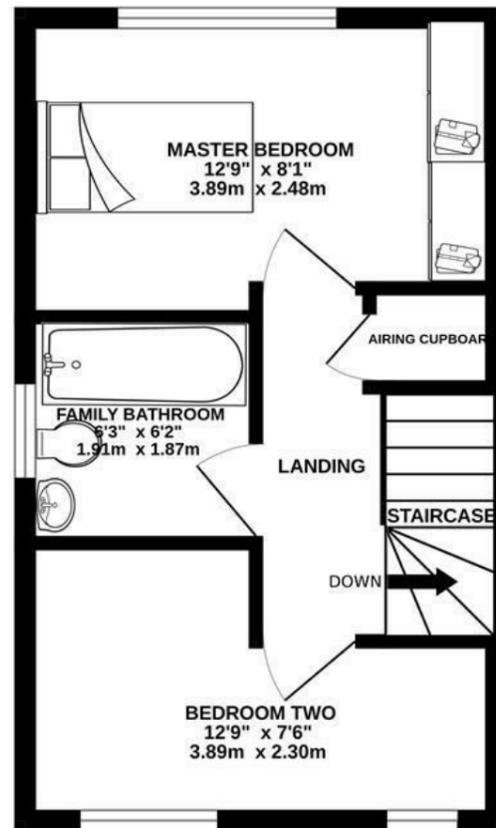
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GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.

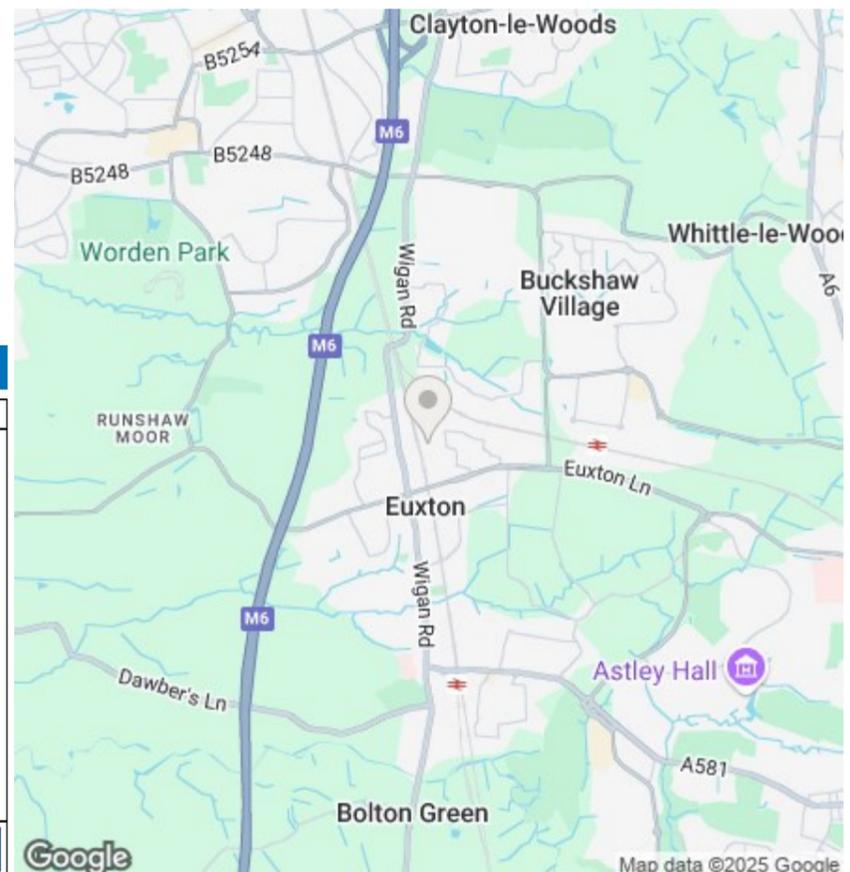


TOTAL FLOOR AREA : 566 sq.ft. (52.5 sq.m.) approx.

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.



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		
	70	89
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	