BEN ROSE



Bilberry Way, Euxton, Chorley

Offers Over £329,995

Ben Rose Estate Agents are pleased to present to the market this immaculately presented three-bedroom detached family home, situated on a desirable residential development in the charming village of Euxton, Lancashire. Offered with no onward chain, this beautiful property provides stylish and modern living accommodation throughout, making it an ideal choice for families.

The home is perfectly positioned within easy reach of a range of excellent local amenities, including supermarkets, well-regarded schools, and leisure facilities. Euxton also benefits from superb transport links, with Buckshaw Parkway train station just a short drive away, providing direct routes to Manchester, Preston, and beyond. In addition, the nearby M6 and M61 motorways offer excellent connectivity for commuters.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient W.C. is located alongside the staircase leading to the upper level. To the right, you will find the spacious lounge, which features a large window overlooking the front aspect and allows plenty of natural light into the room.

Moving through the home, you will enter the impressive open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and benefits from integrated appliances including a fridge, freezer, oven, hob, and dishwasher, alongside a convenient breakfast bar with seating for two. The dining area provides ample space for a large family dining table, with double patio doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Just off the kitchen are two useful storage rooms and a practical utility room, which features an integrated washing machine, sink, and side door providing access to outside.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a private en-suite shower room. Bedroom three has been thoughtfully transformed into a stylish dressing room, featuring bespoke fitted wardrobes and providing a versatile space that could easily be converted back into a bedroom if required.

Externally, the property boasts a private driveway providing off-road parking, complete with an EV charging point. The driveway also provides access to the single detached garage, which benefits from an up-and-over door, power, and lighting. The property also benefits from solar panels, adding to its range of modern and energy-efficient features. To the rear is a generously sized garden featuring a well-maintained lawn and flagged patio, providing an excellent setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the quality, presentation, and versatile accommodation this wonderful home has to offer, and to avoid potential disappointment.













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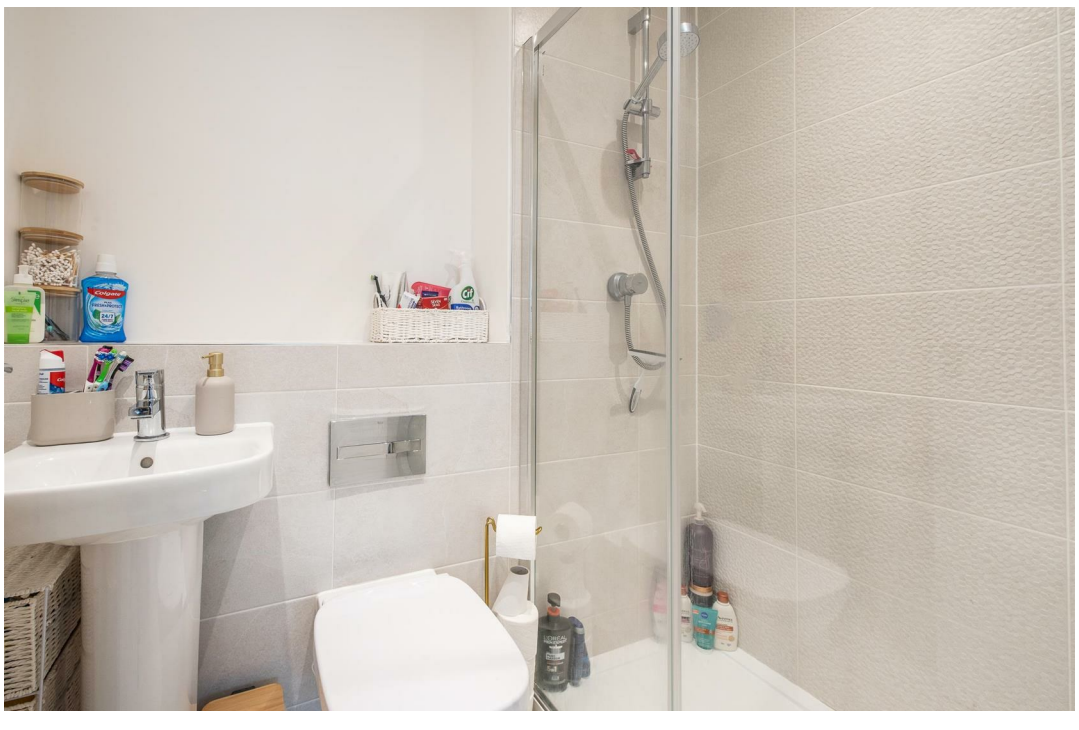


















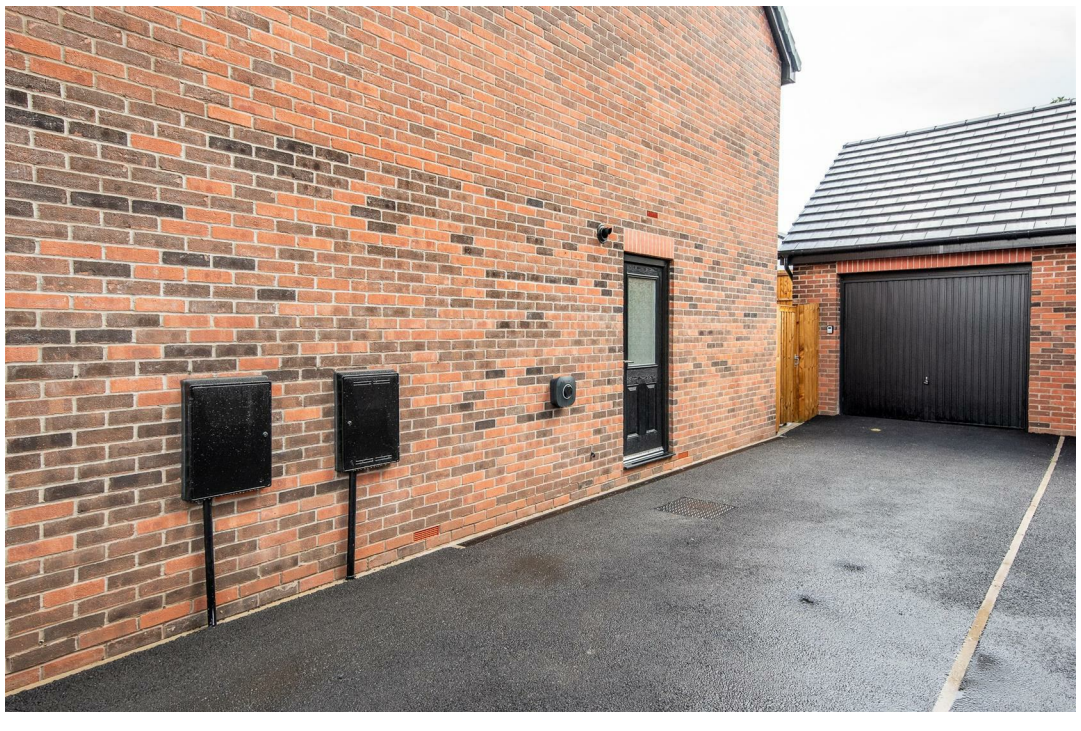


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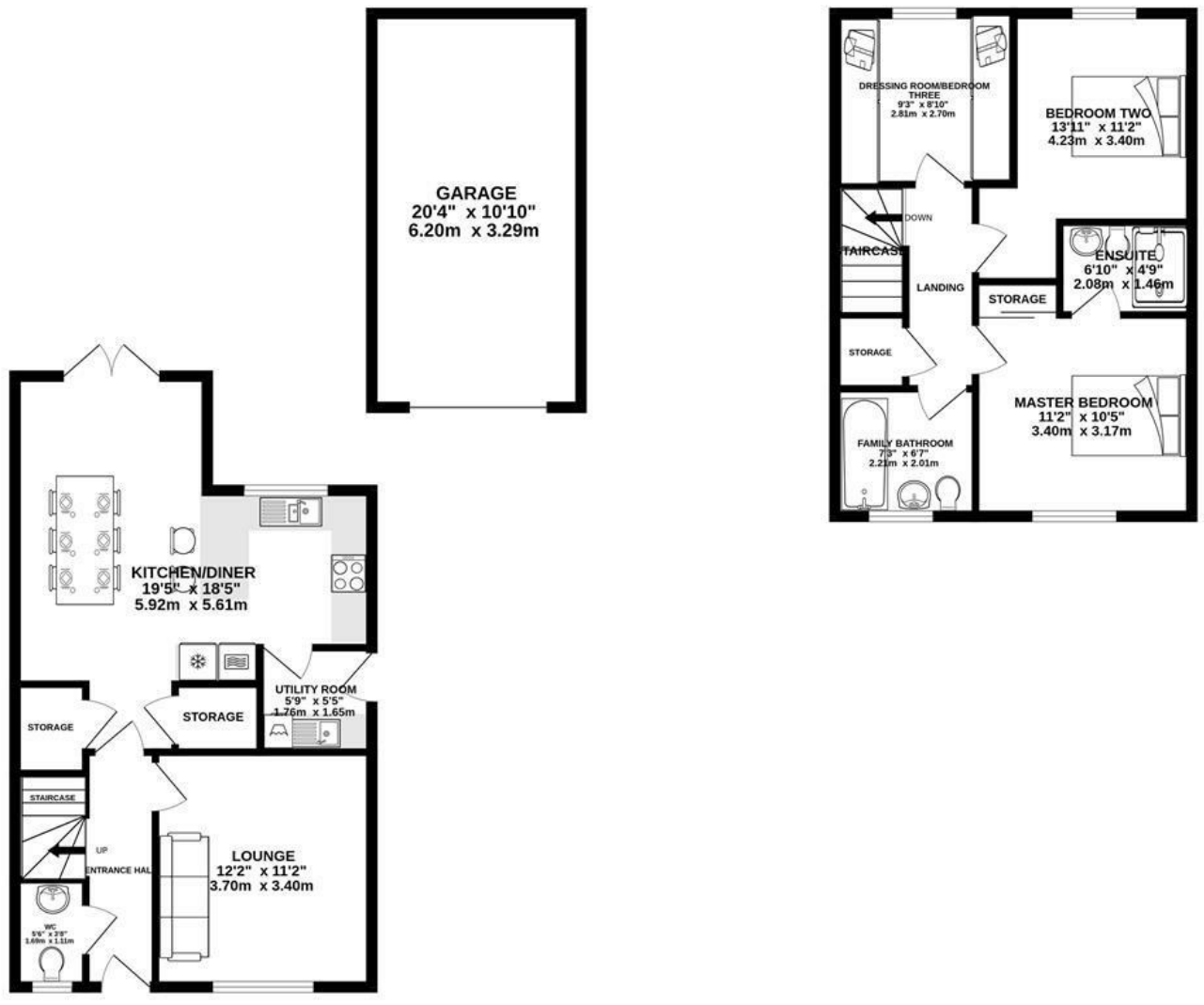


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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

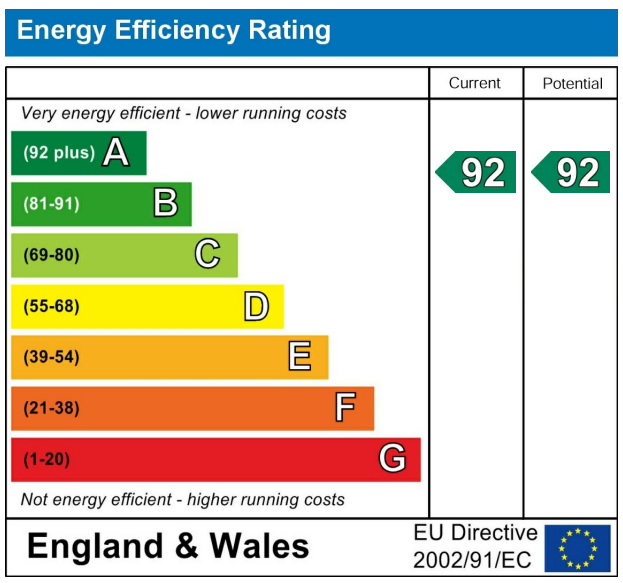
1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.

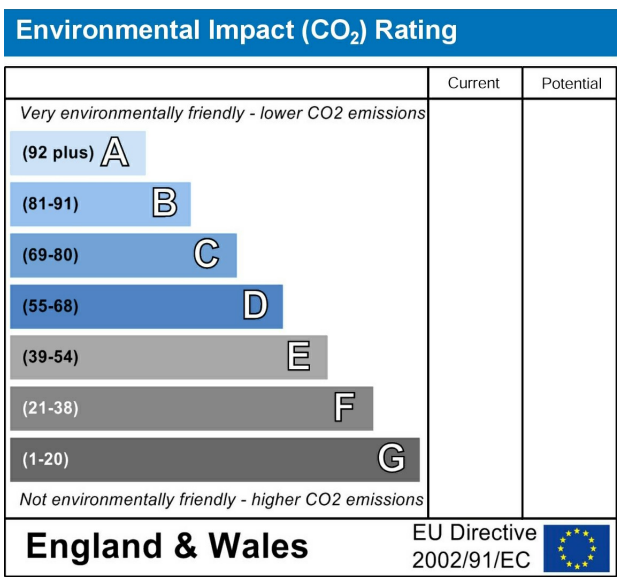


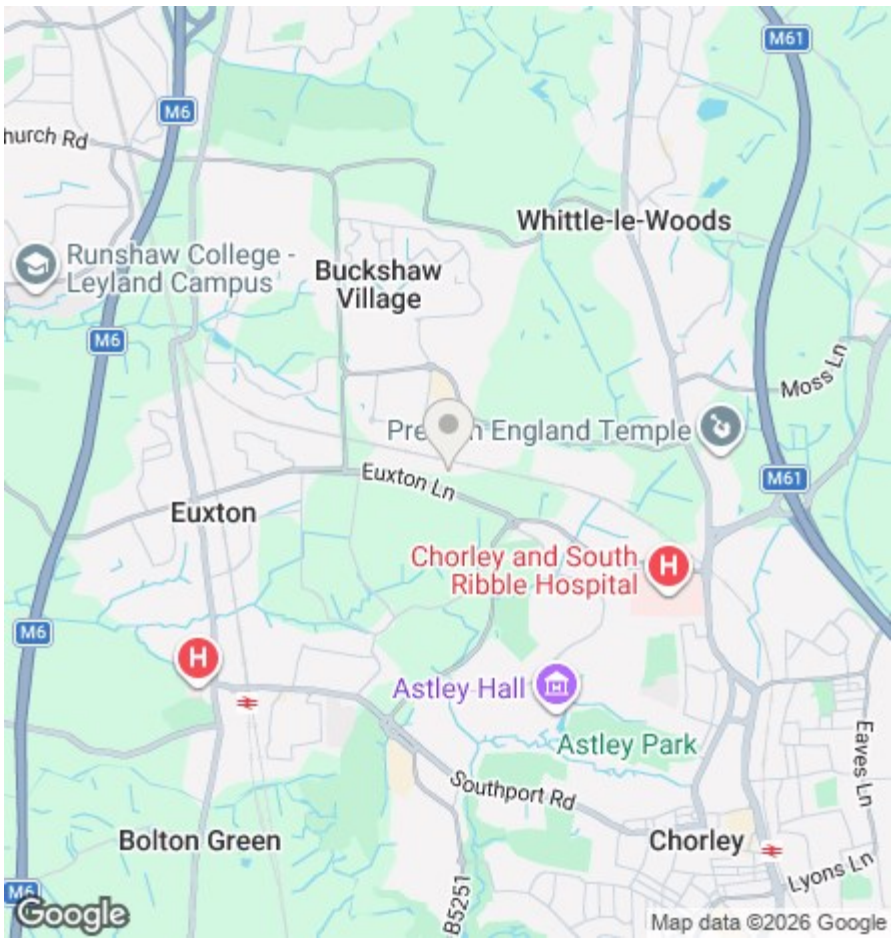
TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

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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