



**Chancery Fields
Euxton**

- **4 Bedroom Family Home**
- **Not Overlooked at The Back**
- **Quiet Cul De Sac**
- **Modern Fitted Dining Kitchen**

For Sale £339,950
EPC Rating 'B'





Property Description

This four-bedroom home offers a perfect blend of tranquillity and convenience, with easy access to lovely walks, convenient location into Euxton and Chorley, and not overlooked at the back.

As you enter, you'll be greeted by a thoughtfully designed interior that boasts a combination of open plan and intimate spaces, all flooded with natural light. The fitted dining kitchen sits to the rear of the home, and features white gloss cabinetry, offset by complementary countertops. There's even a four-ring gas hob, double oven, and integrated dishwasher. A handy pantry enhances the functionality.

The effortless style extends into the attached utility room, where you'll find direct access into the back garden, perfect for muddy wellies and paws.

The living room is at the front and is lovely and bright thanks to the large window.

Upstairs, you'll find four well-appointed bedrooms. The



primary bedroom is very spacious and has plenty of space for wardrobes and an ensuite. The second bedroom also sits at the front, while the third bedroom has pretty views across the garden and surrounding fields. The fourth bedroom, currently used as a study, could easily accommodate a single bed and furniture.

The property also features two and a half bathrooms, including an ensuite shower room, a family bathroom with a shower over the bath, and a downstairs cloakroom.

Outside, the front garden offers paved parking spaces for up to two cars, access to the garage. While the private back garden provides a quiet retreat with a separate side access. The garden boasts two patios, ideal for outdoor entertaining.



ENTRANCE HALL

LIVING ROOM

15' 8" x 10' 11" (4.78m x 3.33m)

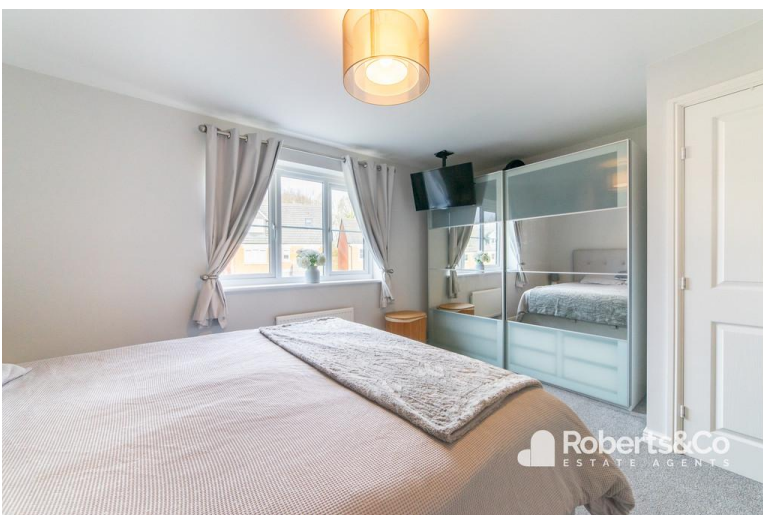
DINING KITCHEN

10' 2" x 18' 2" (3.1m x 5.54m)

UTILITY ROOM

6' 11" x 5' 4" (2.11m x 1.63m)

DOWNSTAIRS WC



LANDING

BEDROOM ONE

10' 7" x 14' 5" (3.23m x 4.39m)

ENSUITE

BEDROOM TWO

11' 7" x 9' 4" (3.53m x 2.84m)

BEDROOM THREE

10' 4" x 8' 11" (3.15m x 2.72m)

BEDROOM FOUR

9' 6" x 7' 9" (2.9m x 2.36m)

BATHROOM

5' 7" x 6' 10" (1.7m x 2.08m)

INTEGRAL GARAGE

15' 8" x 8' 10" (4.78m x 2.69m)

OUTSIDE



We are informed this property is Council Tax Band F For further information please check the Government Website

We are informed this is a leasehold property this will require legal verification.

- Length of lease (years remaining) 992
- Annual ground rent amount (£) 150.00



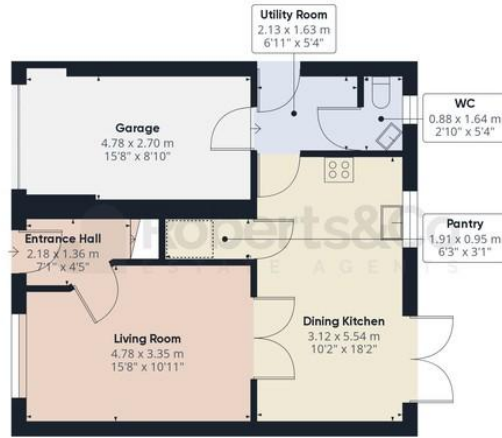
- Annual service charge amount (£) 220.00
- Council tax band E (England, Wales and Scotland)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor



Floor 1

Approximate total area*
109.6 m²
1179.75 ft²

Reduced headroom
0.92 m²
9.92 ft²

(†) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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