



redrose

12 Cedar Avenue

Euxton, Chorley, PR7 6BB

Step into this beautifully renovated 3-bedroom property, where modern finishes and thoughtful updates meet comfort and practicality. Perfectly suited for families, first-time buyers, or investors, this move-in-ready home offers a fresh and stylish living environment in a desirable location. Located close to local amenities, schools, and transport links, this is a rare opportunity to own a stylish, fully renovated home in a well-connected area.

Asking Price Of £299,995

EPC Rating '64 D'





Property Description

PORCH

3' 3" x 6' 3" (1.00m x 1.93m) One of the standout features is the newly brick-built porch, adding a warm, welcoming entrance while enhancing the home's curb appeal and providing practical space for coats, shoes, and added insulation.

HALLWAY

13' 3" x 5' 7" (4.04m x 1.72m) Step inside to a beautifully designed hallway featuring panelled walls, solid wood internal doors, wood-effect flooring, and black traditional-style radiators – creating a luxurious first impression that continues throughout the property.

WC CLOAKROOM

2' 5" x 5' 7" (0.76m x 1.72m) Downstairs cloakroom features a wash basin, wc, black traditional-style radiator, wood effect flooring.



LOUNGE

14' 10" x 10' 5" (4.54m x 3.19m) The spacious lounge continues the high-spec feel with matching wood-effect flooring, neutral décor, and a designated space for a log burner – perfect for creating a cosy, character-filled focal point for relaxing evenings or entertaining.

KITCHEN/ DINER

9' 4" x 15' 10" (2.85m x 4.84m) The heart of the home is the newly renovated kitchen, fitted with white shaker-style base units, solid wood worktops, a 7-ring gas hob, double oven, and integrated appliances – offering both style and practicality for any home cook. The kitchen flows beautifully into the dining room, which features panel-effect walls and provides a seamless transition into both the lounge and the conservatory, creating a sociable, open-plan living space ideal for entertaining or family gatherings.



CONSERVATORY

7' 10" x 7' 6" (2.40m x 2.30m) At the rear, the bright and airy conservatory is flooded with natural light, features soft carpeted flooring, and opens directly onto the private rear garden through a glazed door – ideal for relaxing, working from home, or enjoying the outdoors year-round.

BATHROOM

6' 9" x 5' 8" (2.06m x 1.75m) The renovated family bathroom is beautifully finished, featuring a full-size bath with shower over, traditional black towel rail, sink with built-in vanity unit, elegant part tiling, and classic wall panelling, creating a spa-like retreat with timeless style.



MASTER BEDROOM

11' 11" x 10' 5" (3.64m x 3.19m) Upstairs, the Master Bedroom stands out with built-in wardrobes, stylish panelled walls, plush carpeted flooring, a traditional black radiator, and a solid wood door – creating a calming, elegant retreat with plenty of storage.

BEDROOM TWO

12' 1" x 9' 1" (3.69m x 2.79m) Large second bedroom with plush carpeted flooring, a traditional black radiator, and a solid wood door – creating a calming, elegant retreat with plenty of storage.



OFFICE / UTILITY ROOM

This small room professionally converted into a home office and utility room, perfect for hybrid working or laundry needs. This flexible space features carpeted flooring and is neatly tucked away for quiet productivity.



GARDEN TO FRONT

At the front, the home is set behind a neatly landscaped garden with established flower beds and a large driveway providing off-street parking for 2 to 3 vehicles, offering both charm and convenience from the

GENERAL

Ideally located close to a range of local amenities and well-regarded primary schools, this property also benefits from excellent transport links, making commuting a breeze. Set in a highly sought-after area, this is a must-see property that combines convenience, comfort, and location.

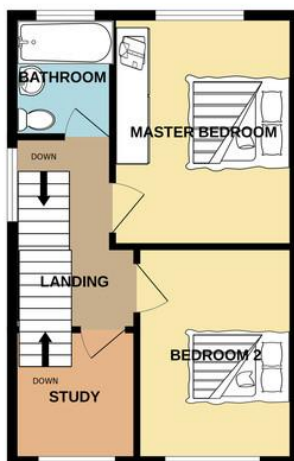




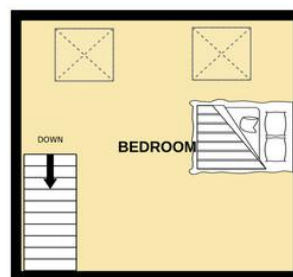
GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements