



**redrose**

**3 Harebell Street**  
Euxton, Chorley, PR7 6RS

This impressive newly built detached home offers the perfect blend of style. The property boasts a bright and spacious lounge ideal for relaxing or entertaining and a contemporary kitchen-diner complete with integral appliances and French doors opening onto the rear garden. Upstairs, you'll find four bedrooms, with the master suite benefiting from an ensuite shower room and a family bathroom. Externally, the property features a private driveway, and a landscaped rear garden. Situated in a sought-after location close to local schools, shops, and excellent transport links, this home is ready to move into and enjoy.

**Guide Price £350,000**

**EPC Rating '91B'**







## Property Description

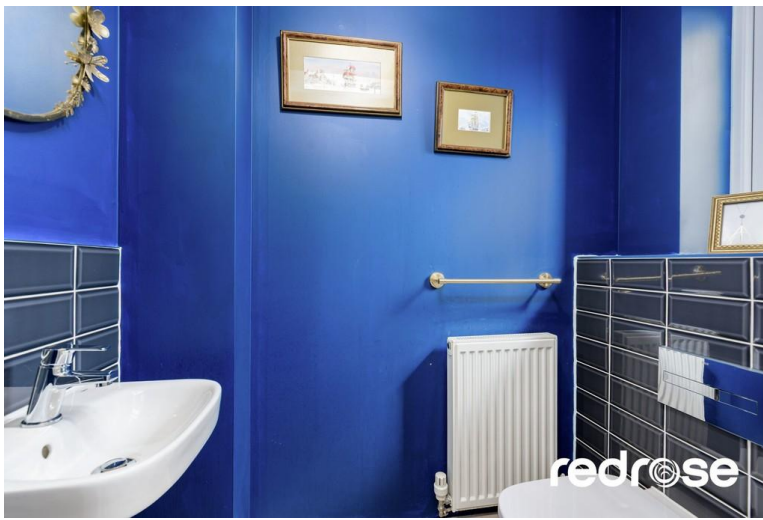
### HALLWAY

A composite front door leading to a welcoming bright and inviting entrance hallway with a modern finish and stairs rising to the first floor. Access to the spacious lounge, downstairs cloakroom W.C and partly converted garage.

### LOUNGE

14' 9" x 11' 10" (4.50m x 3.61m) An impressive spacious lounge, light-filled living space designed for modern comfort and style. Featuring clean architectural lines, premium Karndean flooring, a sleek, contemporary fitted wall unit with clean lines and integrated storage solutions, perfectly combining style and functionality. Crafted to blend seamlessly with the room's design, it offers ample space to display décor while keeping essentials neatly concealed. Double glazed window to the front aspect that flood the room with natural light, it offers an elegant setting for both everyday living and sophisticated entertaining. Double panel radiator and doors to the kitchen/diner





#### DOWNSTAIRS W.C

Fitted with a two piece suite comprising wash hand basin with mixer tap and low level W.C. Double glazed frosted window to the front aspect and double panel radiator.

#### INTEGRAL GARAGE/ROOM

16' 9" x 7' 10" (5.11m x 2.39m) Partly Converted Garage – A versatile space offering the benefits of additional living or storage area while retaining part of the garage for parking or extra storage. This adaptable layout provides flexibility to suit your lifestyle needs. Double glazed window to the front aspect.



#### KITCHEN/DINER

23' 10" x 9' 9" (7.26m x 2.97m) A stylish, contemporary kitchen featuring high-quality fitted cabinetry and sleek worktops. Equipped with fully integrated appliances including oven, hob, fridge-freezer, and dishwasher, it offers a seamless, clutter-free cooking space designed for both functionality and modern living. Stainless steel bowl and half sink, drainer and mixer tap. Part tiled walls, double glazed window and French doors to the rear garden. Two double panel radiators, storage cupboard and Karndean flooring.

#### UTILITY ROOM

7' 8" x 5' 8" (2.34m x 1.73 m) Utility Room – A practical and well-appointed space featuring base units for storage, a stainless steel sink and mixer tap for convenience, and a cupboard discreetly housing the boiler. Designed to keep household tasks organised and out of sight, it offers both functionality and style. Double panel radiator and door to the side aspect.



#### LANDING

Landing – A bright and spacious landing area featuring clean lines and contemporary finishes, providing easy access to all bedrooms and the family bathroom. Designed to maximise natural light and create a seamless flow throughout the upper floor.

#### MASTER BEDROOM

12' 2" x 12' 1" (3.71m x 3.68m) A spacious and tranquil retreat featuring large fitted wardrobes with sleek, integrated doors that maximise storage while maintaining a clean, modern aesthetic. This elegant room offers ample natural light and a serene atmosphere, perfect for rest and relaxation. Double glazed window to the front aspect, double panel radiator and door to storage cupboard.



#### ENSUITE

7' 2" x 7' 2" (2.18m x 2.18m) A beautifully designed ensuite featuring a modern three-piece suite with a walk-in tiled double shower cubicle, contemporary wash hand





basin with vanity unit and low level W.C. Finished to a high standard, it provides a private, spa-like retreat for comfort and convenience. Double glazed frosted window to the front aspect, heated chrome towel radiator. and ceiling recess lights.

#### BEDROOM TWO

12' 0" x 19' 5" (3.66m x 5.92m) Well-proportioned and bright double bedroom, provide versatile living space with plenty of room for wardrobes, desks, and additional furniture. Finished in neutral tones, they offer comfortable and flexible accommodation to suit family members or guests. Double glazed window to the front aspect and double panel radiator.



#### BEDROOM THREE

10' 9" x 8' 5" (3.28m x 2.57m) A generously sized double bedroom with ample natural light and space for essential furniture. Finished with neutral décor, it offers a comfortable and adaptable space ideal for family, guests, or a home office. Double glazed window to the rear aspect and double panel radiator.

#### BEDROOM FOUR

12' 11" x 7' 8" (3.94m x 2.34m) A comfortably spacious bedroom offering plenty of room for a variety of furniture layouts. Bright and airy, it provides a versatile space perfect for relaxing or working from home. Double glazed window to the rear aspect and double panel radiator.



#### FAMILY BATHROOM

8' 8" x 6' 11" (2.64m x 2.11m) A stylish and functional bathroom featuring a modern three-piece suite including a panel bath with high level shower fitting and glazed shower screen, washbasin inset vanity unit with chrome mixer tap and low level WC. Finished with contemporary fixtures and tasteful tiling, it offers a clean and comfortable space for everyday use. Double glazed frosted window to the rear aspect, heated chrome towel radiator, part tiled walls, ceiling recess lights and shaver point.

#### EXTERNALLY

A private, paved driveway offering convenient off-street parking for multiple vehicles. Designed for easy access and enhanced kerb appeal, it complements the property's exterior with a neat and practical finish.

Lawned Garden with Patio and Fencing – A well-maintained, fully fenced garden featuring a lush lawn and a paved patio area, perfect for outdoor dining and relaxation. This private outdoor space offers a safe and stylish setting for family activities and entertaining.







## LOCATION

Nestled between the charming village of Euxton and the vibrant market town of Chorley, Euxton Heights offers the perfect balance of peaceful, semi-rural living with excellent access to urban conveniences. Residents benefit from close proximity to major road networks including the M6 and M61, making commuting straightforward. Buckshaw Parkway train station is within easy walking distance, providing direct rail links to Manchester, Preston, Bolton, and Manchester Airport. The nearby Buckshaw Village offers a range of shops, supermarkets, restaurants, and recreational facilities, catering to everyday needs. Families will appreciate the variety of well-regarded primary schools in the area, all within easy reach. Euxton Heights is ideal for those seeking a modern lifestyle in a thriving community, with the best of Lancashire and Greater Manchester on your doorstep.

## MORTGAGES

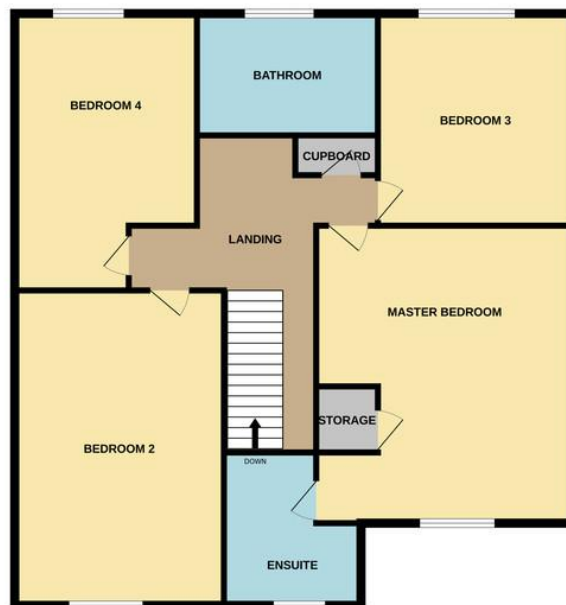
If you would like a free mortgage consultation our financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.



GROUND FLOOR  
1287 sq.ft. (119.6 sq.m.) approx.



1ST FLOOR  
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA : 2575 sq.ft. (239.2 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	91 B	
69-80	C		
55-68	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