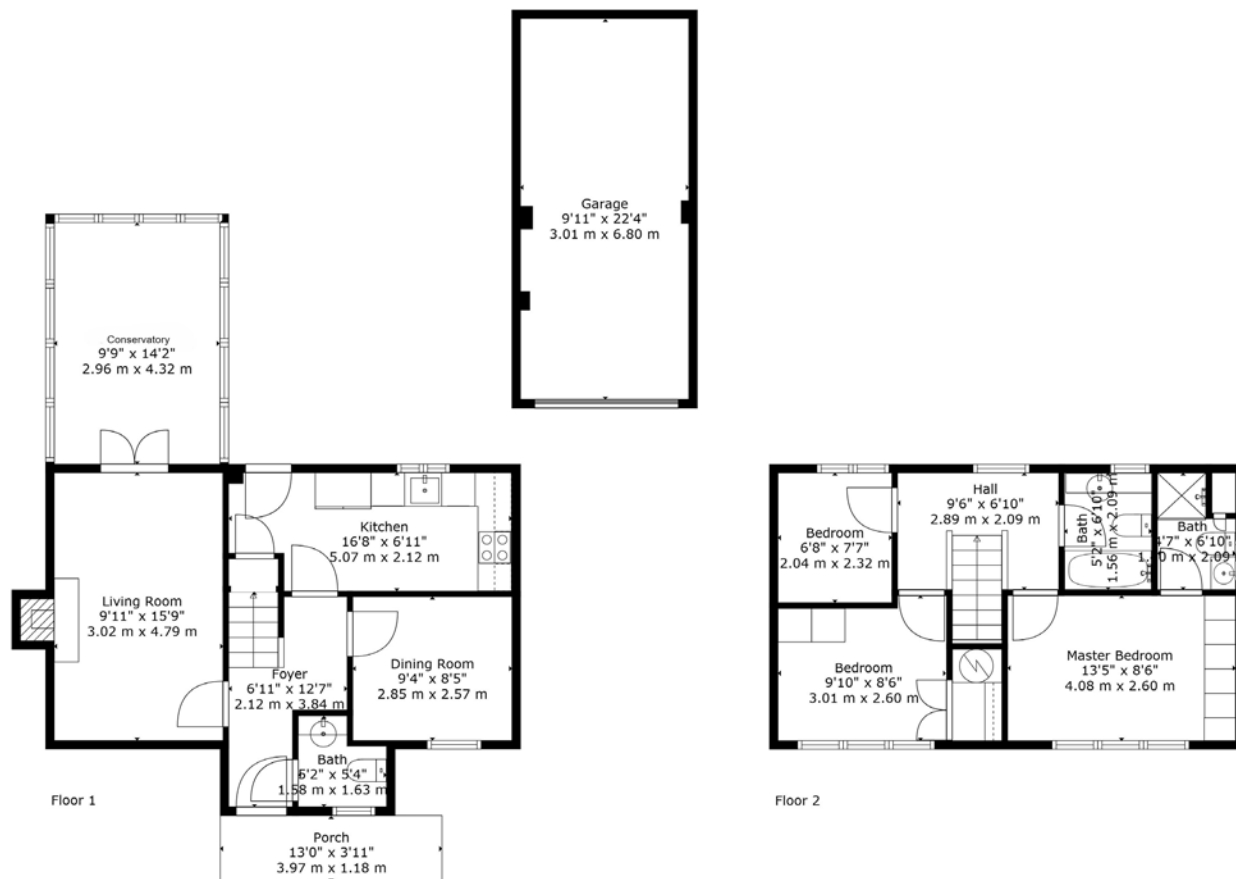




**Chorley:** 01257 241173  
**Ormskirk:** 01695 570102  
**Parbold:** 01257 442789  
**Southport:** 01704 778668  
 arnoldandphillips.com

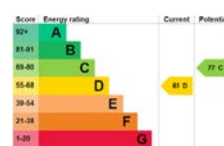


**TOTAL: 882 sq. ft, 82 m2**  
 FLOOR 1: 460 sq. ft, 43 m2, FLOOR 2: 422 sq. ft, 39 m2  
 EXCLUDED AREAS: SCREENED PORCH: 138 sq. ft, 13 m2, PORCH: 51 sq. ft, 5 m2, GARAGE: 221 sq. ft, 21 m2,  
 FIREPLACE: 4 sq. ft, 0 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Leashold  
 Council Tax Band: D

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.





Located in a tranquil cul-de-sac within the charming village of Euxton, this impeccable family home offers a blend of modern living and convenience. Boasting proximity to local amenities, a railway station, and the bustling town centre of Chorley and Buckshaw Village, this location is highly sought after.

Upon entering the property, a welcoming entrance porch leads to a hallway with stairs ascending to the first floor. To the front there is a separate dining room great for entertaining and adjacent to this also at the front is a cosy lounge with a feature fireplace. The lounge seamlessly flows into a light-filled conservatory creating a seamless transition and expanding the living space to provide ample room for relaxation and peacefully gazing at the garden. The kitchen, positioned at the back of the home, features light wood units, contrasting work surfaces, and integrated appliances, offering a functional and stylish culinary space. A cloakroom/wc completes the ground floor layout.

Upstairs, three well-appointed bedrooms await, with two doubles benefitting from fitted wardrobes and a third single bedroom featuring fitted furniture. The master bedroom also has an ensuite shower room, with the family bathroom having the luxury of a bath.

Outside, the rear garden offers a serene retreat with a lush lawn, paved patio, and an array of trees and shrubs providing privacy. A brick-built garage provides ample space for vehicle storage or additional storage needs, adding to the practicality of this charming family home.







#### KEY FEATURES

- Modern Detached Home
- Cul de Sac Location
- Circa 882 Square Feet
- Three Bedrooms with Ensuite
- Shower-room to Master
- Cosy Lounge
- Light Filled Conservatory
- Separate Dining Room
- Driveway Parking
- Garage
- Good Sized Rear Garden
- Sought After Area











