

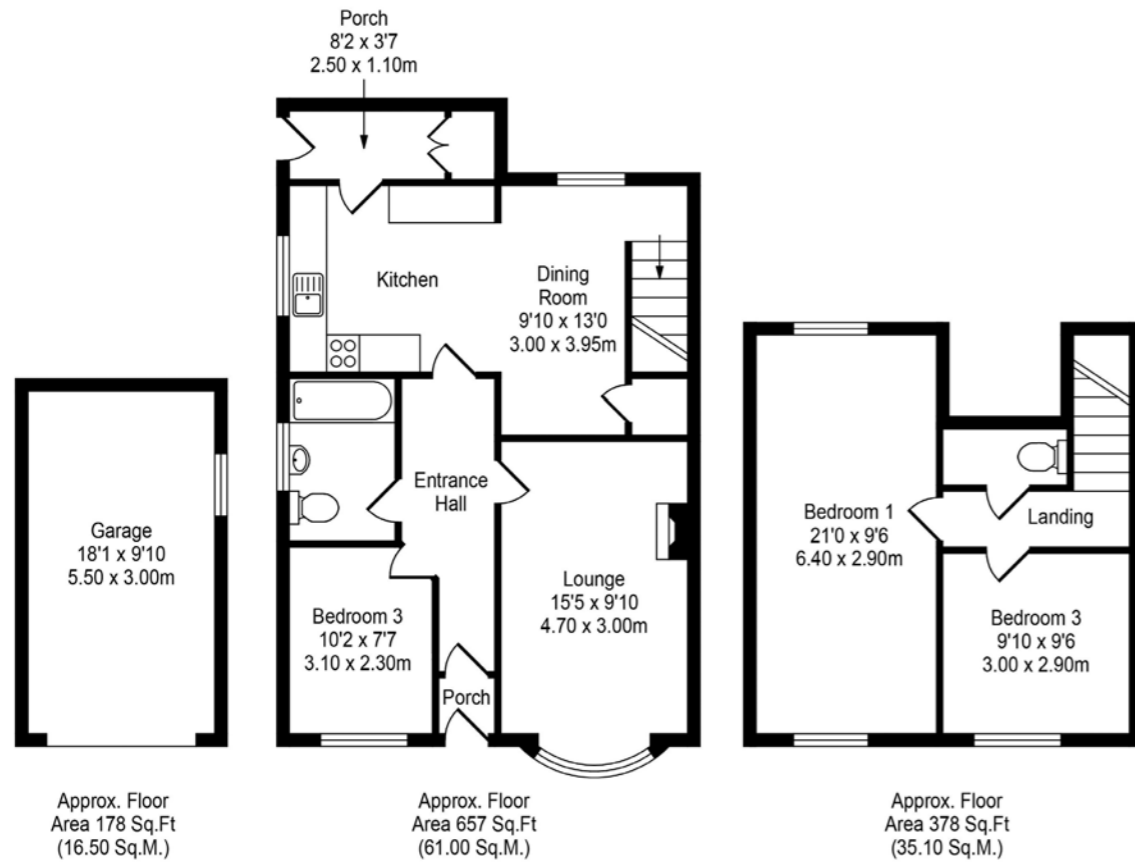


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arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173  
Parbold: 01257 442789

**Total Approx. Floor Area 1212 Sq.ft. (112.60 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Leasehold  
Council Tax Band: C

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.





This well-regarded residential development in the highly sought-after village of Euxton offers an exceptional location that is a key highlight of the property. Situated just a short drive from the vibrant center of Chorley, residents can easily access a wealth of shops and amenities, as well as excellent schools at all levels.

The property's proximity to major roadways, including the M6 and M61 motorways, ensures convenient access to commercial centres such as Manchester, Preston, and Bolton. Additionally, the Balshaw Lane Railway Station is just a short stroll away, providing added convenience for commuters.

With a total area exceeding 1212 square feet, this semi detached property on a corner plot, features an entrance porch leading to an inviting hallway. The lounge exudes a warm and inviting ambiance with a bay window and a feature fireplace, creating a cosy living space. The kitchen is well-appointed with light coloured wall and base units, complimentary worksurfaces, and integrated appliances, with patio doors leading out into the well appointed garden. A smart three-piece family bathroom in classic white and a bedroom/office completes the ground floor accommodation..

Upstairs, the landing leads to two bright and appealing bedrooms, with the master bedroom benefiting from double aspect windows and ample storage, there is also a handy wc.

Externally, the property provides off-road parking and a detached garage at the rear. The garden is a delightful suntrap, predominantly laid to lawn with mature trees and shrubs around the perimeter. A good-sized seating area allows residents to enjoy the private aspect of the garden, making it an ideal spot for relaxation or entertaining outdoors.

An internal inspection of this delightful family home is highly recommended to fully appreciate its charm, amenities, and desirable location within the sought-after village of Euxton.







KEY FEATURES

- Attractive Semi Detached Property
- Three Bedrooms
- Circa 1212 Square Feet
- Tastefully Decorated Lounge
- Modern Dining Kitchen
- Good Sized Rear Garden
- Driveway Parking
- Garage
- Walking Distance to Railway Station and Amenities
- Popular Location









