



## Orchard Close, Euxton, Chorley

**Offers Over £339,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, four-bedroom detached home situated towards the end of a quiet cul-de-sac in Euxton. The home has undergone a stunning kitchen refurbishment and would be ideal for families in the area. This sought-after village location is within close proximity to nearby shops and amenities as well as ideal travel links via the nearby Euxton train station, with direct routes to Liverpool, as well as the nearby M61 and M6 motorways.

Walking through the property, the ground floor boasts a reception hall with an open staircase and access to the downstairs WC. You'll find a spacious front lounge featuring a bay-fronted window and a charming feature fireplace. The highlight of this level is the gorgeous, open-plan kitchen/breakfast room to the rear. Modern, integrated appliances include an oven, warming drawer, dishwasher, and fridge/freezer. Additionally, there's a central island with a breakfast bar for up to six people. The bi-folding doors span the width of the room and open out into the garden, seamlessly blending indoor and outdoor living spaces.

Ascending to the first floor, you'll discover four bedrooms, with the master benefiting from a fitted wardrobe and a private ensuite. The remaining three bedrooms are of good sizes, offering versatile accommodation options for the whole family. Completing this level is a three-piece family bathroom with an over-the-bath shower, ensuring convenience and comfort for daily routines.

Stepping outside, the exterior of the home features a well-maintained front lawn and a driveway with space for up to three cars. The driveway leads down the side of the home to the single garage at the rear, providing ample parking and storage options. The rear garden is secluded, offering privacy and tranquility, with a central lawn and patio area ideal for outdoor entertaining or relaxation.

In summary, this meticulously maintained home offers contemporary living spaces, versatile accommodation, and convenient access to amenities and travel links, making it an ideal choice for discerning buyers seeking comfort and style in a desirable location.



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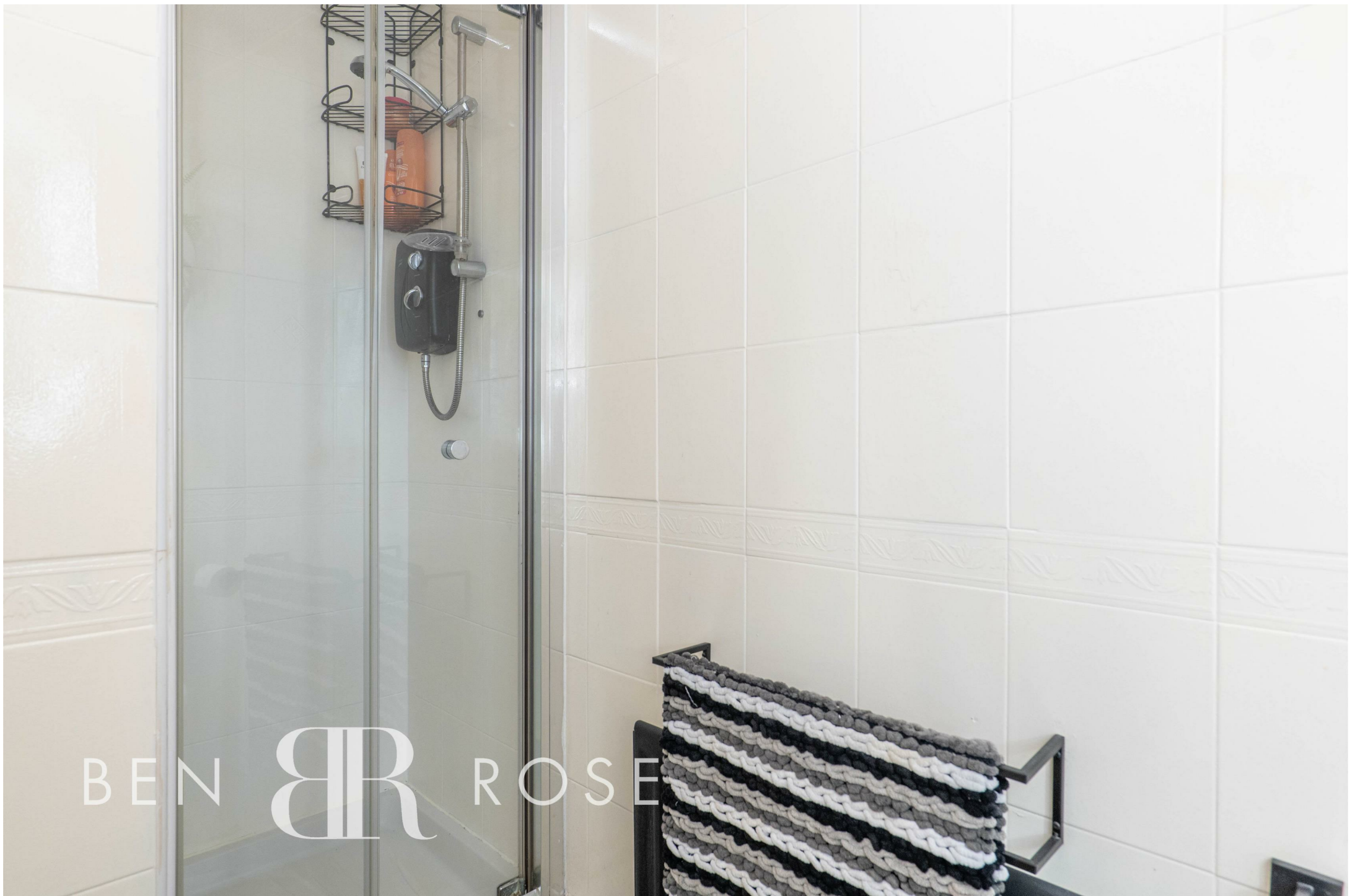


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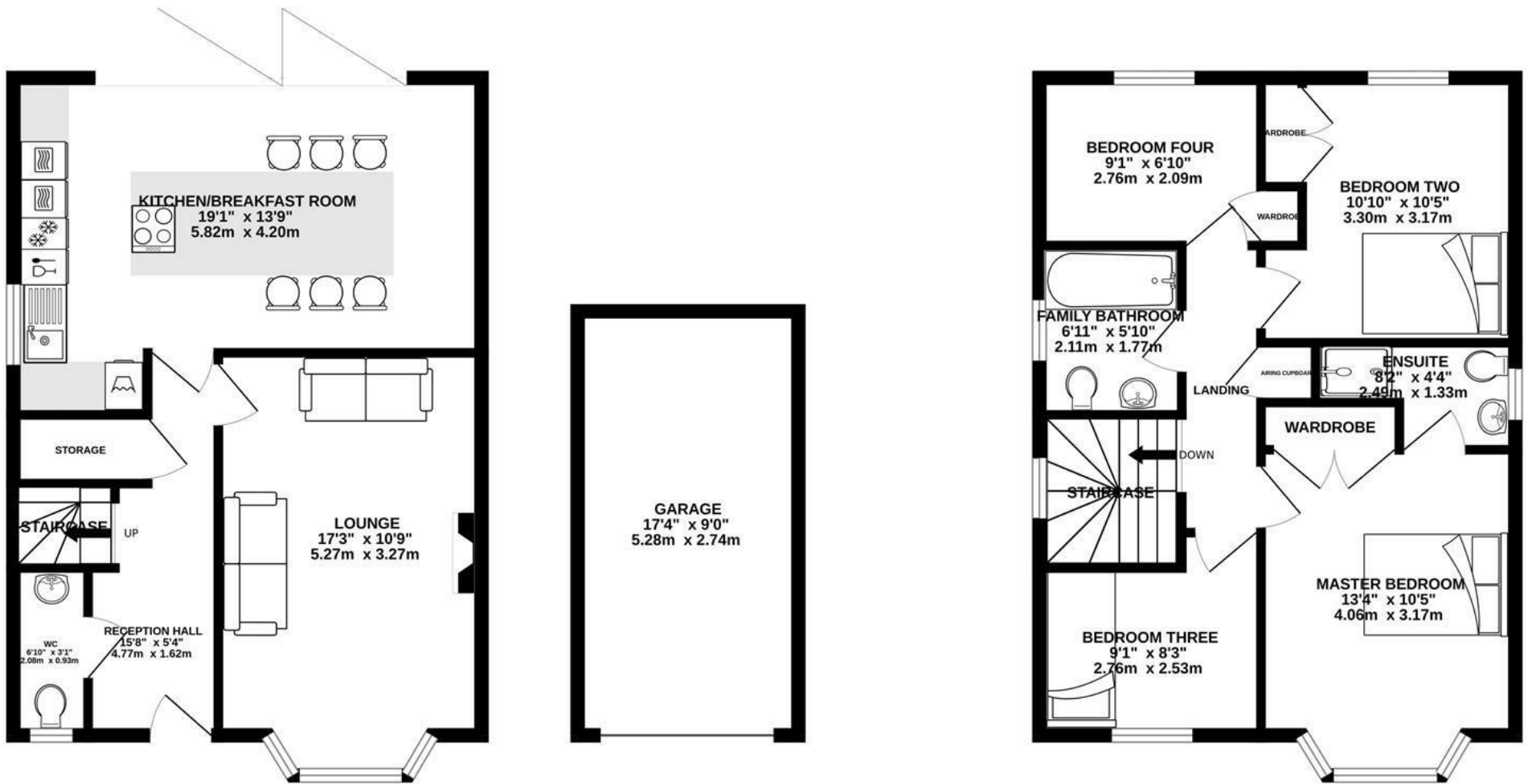
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GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

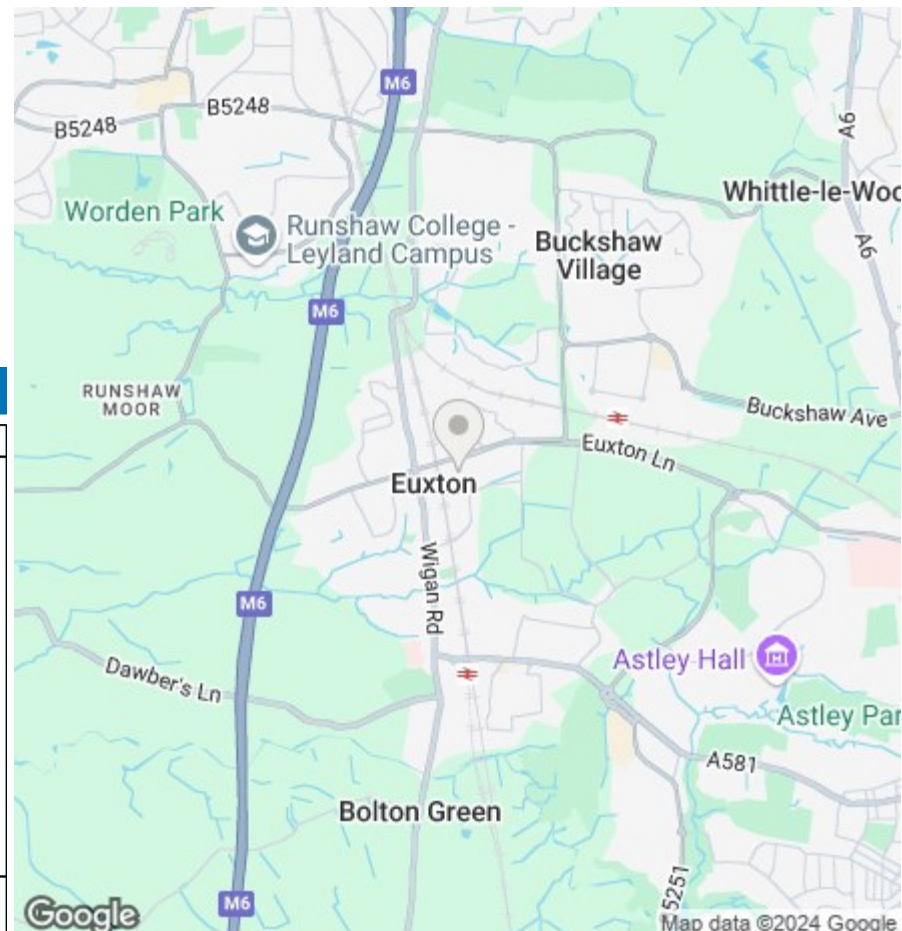


TOTAL FLOOR AREA: 1207 sq.ft. (112.2 sq.m.) approx.

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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	