



## **Boarded Barn, Euxton, Chorley**

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached property situated in a quiet cul-de-sac in the sought-after village of Euxton. Being offered with NO ONWARDS CHAIN, this home is ideal for families seeking a comfortable yet convenient location. While it requires some light modernisation, it presents a blank canvas for customization and potential extension. Conveniently located within walking distance of local shops and amenities, residents also benefit from excellent travel links via the nearby Euxton train station, as well as the M6 and M61 motorways.

Stepping into the inviting entrance hall, you're greeted by the warmth of this family home. The spacious front lounge boasts a charming feature fireplace, creating a cozy atmosphere for relaxation. Flowing seamlessly from the lounge is the dining room, which leads to the bright and airy conservatory at the rear, offering a perfect spot for enjoying garden views all year round. The well-appointed kitchen provides ample space for freestanding appliances and offers convenient through access to the utility room, which also leads out to the garden and provides internal access to the garage.

Ascending to the first floor, you'll find three generously sized bedrooms, all benefiting from fitted wardrobes, providing ample storage space. Completing the first-floor layout is the modern shower room, offering convenience and functionality for the whole family.

For added peace of mind, the home also comes installed with a brand new combi boiler.

Externally, the property boasts a driveway to the front, providing parking space for up to two cars and leading to the single integrated garage, offering additional storage or parking options. To the rear, the private garden features a lawn and ample patio space, providing a perfect setting for outdoor entertaining or simply relaxing in the sun.

In summary, this delightful property offers comfortable family living in a desirable location, with the added potential for personalization and expansion. Viewing is highly recommended to fully appreciate the charm and potential this home has to offer.







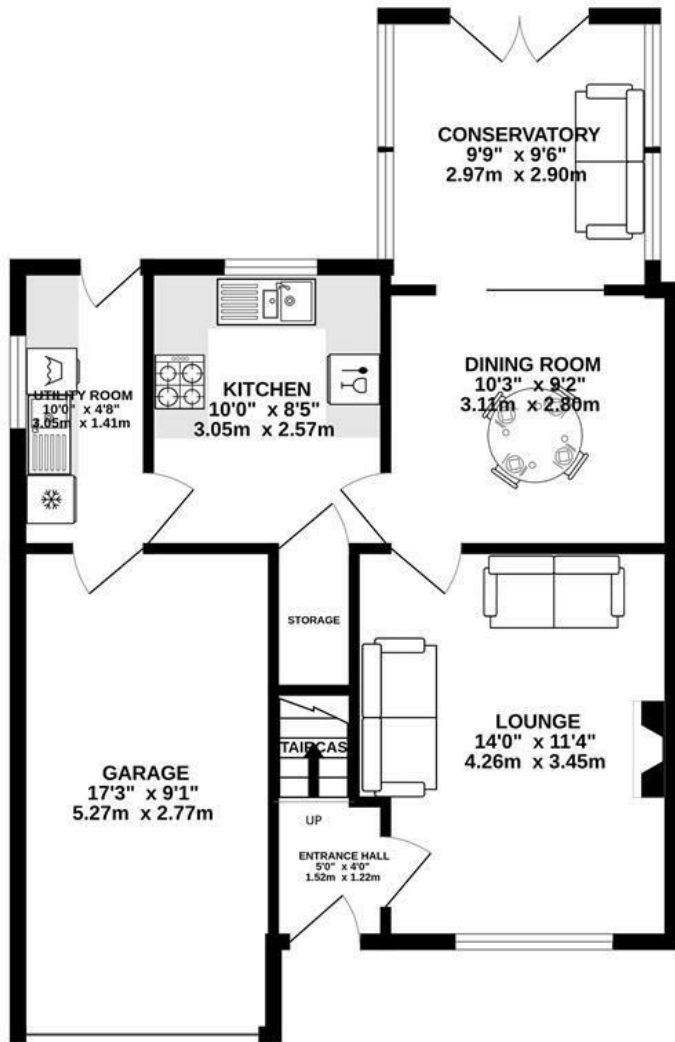




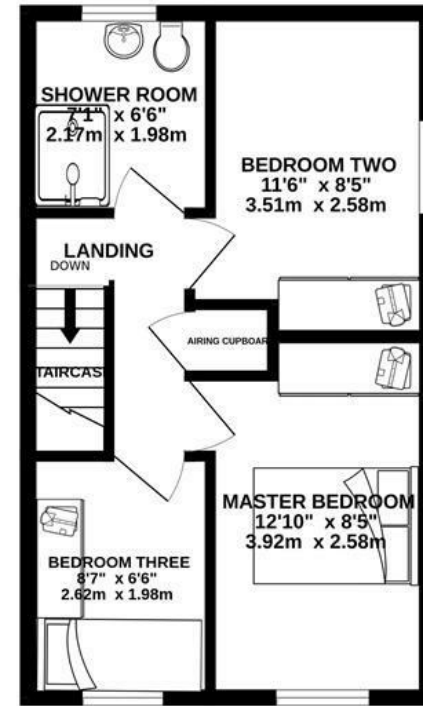


# BEN ROSE

GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

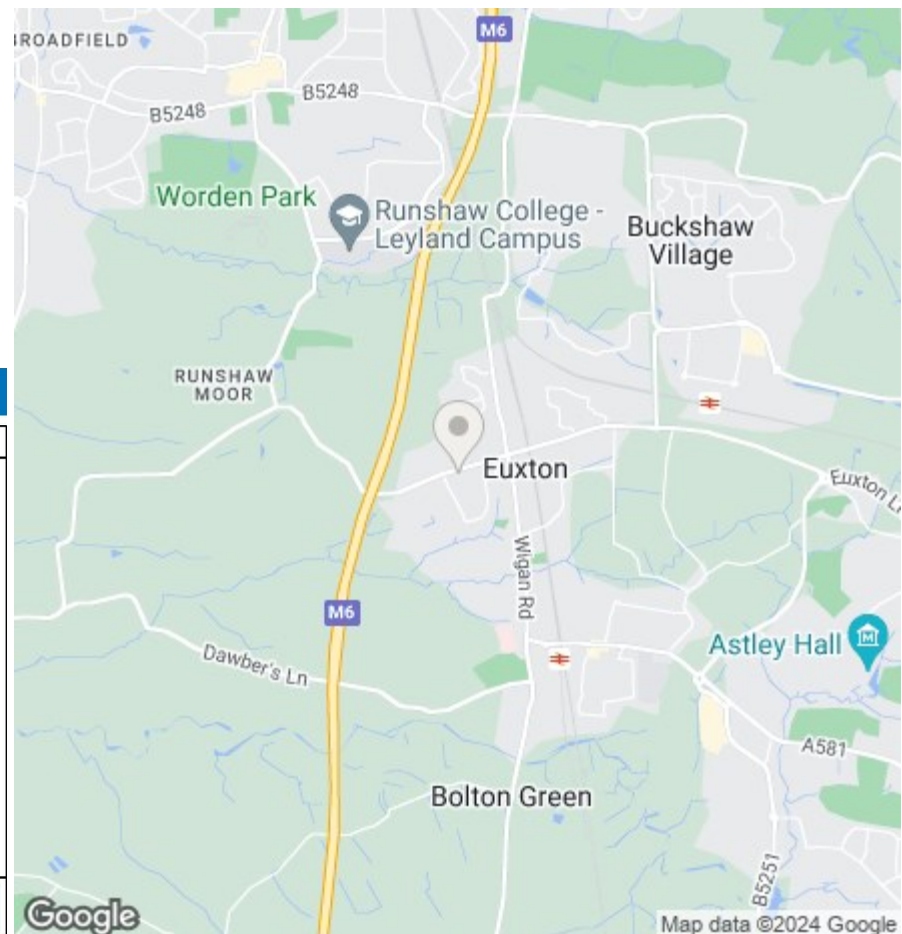


TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	