



## Primrose Hill Road, Euxton, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom dormer bungalow nestled in the heart of Chorley. Situated in a sought-after location, this home offers a tranquil retreat while being conveniently close to amenities, including shops, schools, and recreational facilities. Providing excellent travel links and easy access to major roads, commuting to nearby towns is made easy for those working away from home.

As you step inside, you are greeted by a generously sized entrance hall, providing access to the rest of the ground floor rooms. The lounge is spacious and inviting, boasting a large front-facing window that floods the room with natural light, and benefiting from a traditional feature fireplace creating a cozy ambiance for relaxation and entertaining.

Moving through, you'll find the well-appointed kitchen, offering ample space for freestanding appliances, and an integrated hob/oven. Adjacent to the kitchen is the delightful conservatory, featuring Velux windows that bathe the room in sunlight and offer delightful views of the garden and fields beyond. It's the perfect spot to enjoy your morning coffee or unwind with a good book.

On the ground floor, you'll also find two sizeable bedrooms. Bedroom two is situated at the rear of the home, while bedroom three overlooks the front garden. Both rooms can comfortably accommodate double beds, with bedroom two benefitting from built-in storage, providing ample space for your belongings. Completing the ground floor is the family bathroom, featuring a stand-in shower for convenience.

Ascending to the first floor, you'll discover the large master bedroom, offering generous views of the beautiful garden and the fields beyond. Also on this floor you'll find the generous three piece ensuite with bath.

Externally, this property impresses with its large driveway, providing ample parking space for multiple vehicles. To the rear, you'll find a well-maintained and private garden, complete with a lush lawn and flagged areas, ideal for hosting gatherings or enjoying outdoor activities. The garden is not overlooked, ensuring privacy and a peaceful atmosphere. Additionally, a single garage is conveniently located at the rear of the property, offering further storage options.

In summary, this three-bedroom dormer bungalow offers a wonderful blend of comfortable living, convenient location, and delightful outdoor spaces. With its close proximity to amenities, ample parking, charming front and rear gardens, and a single garage, this home presents an excellent opportunity for those seeking a peaceful retreat in the heart of Chorley.



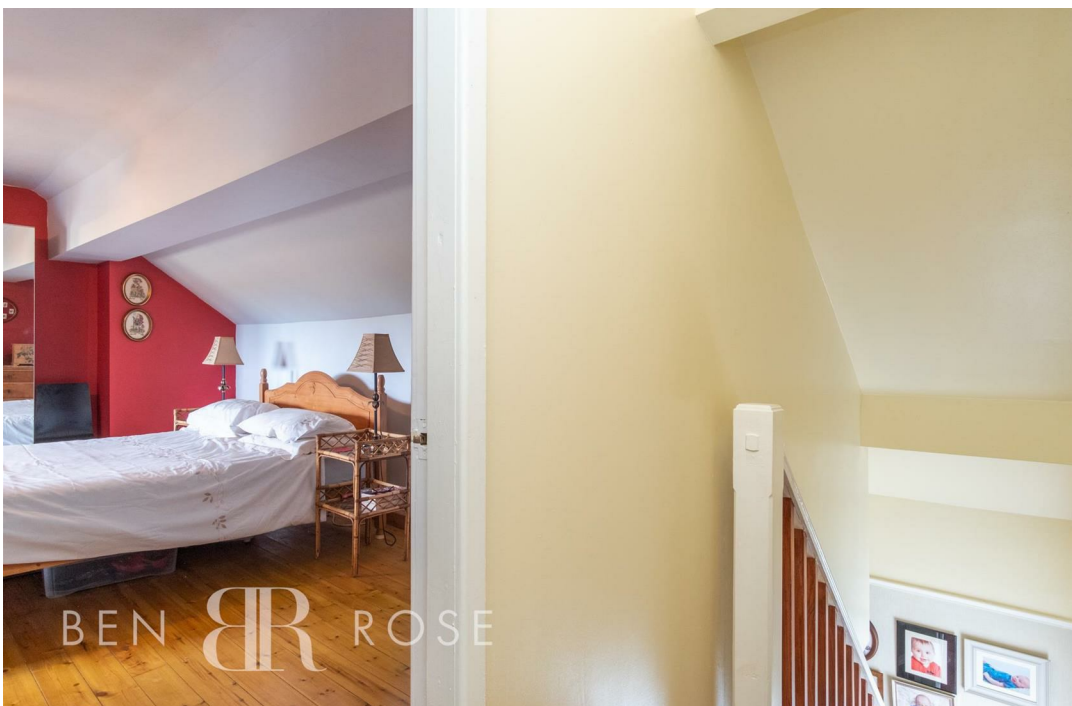












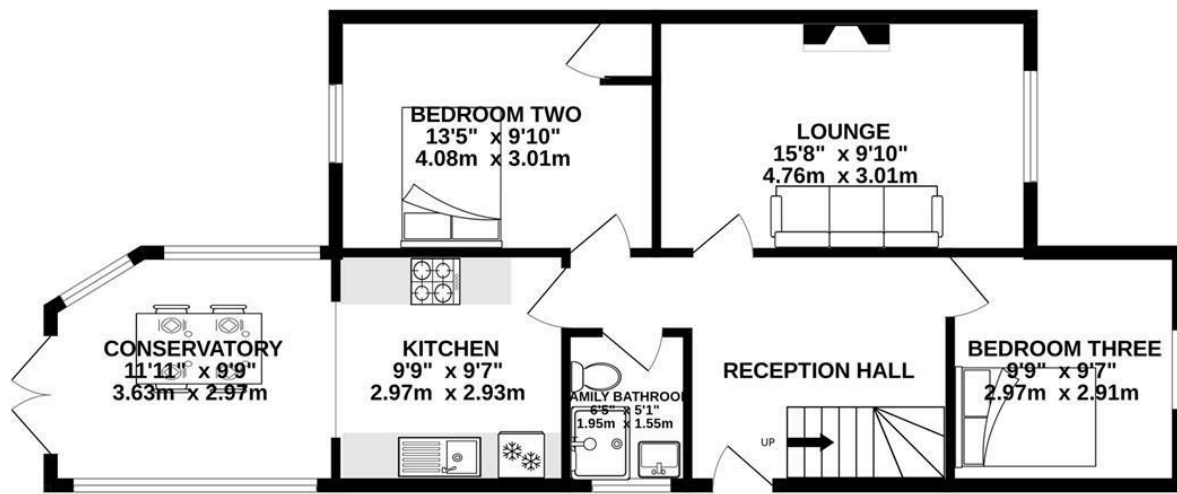




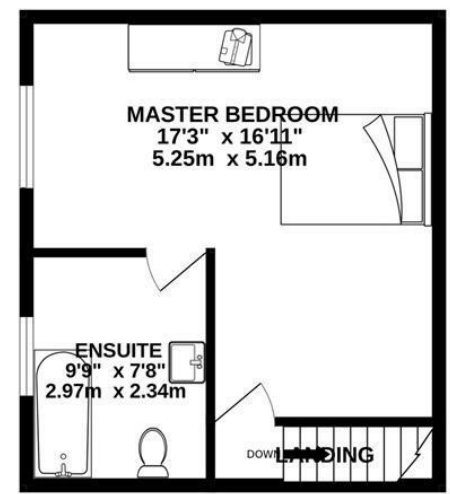




GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



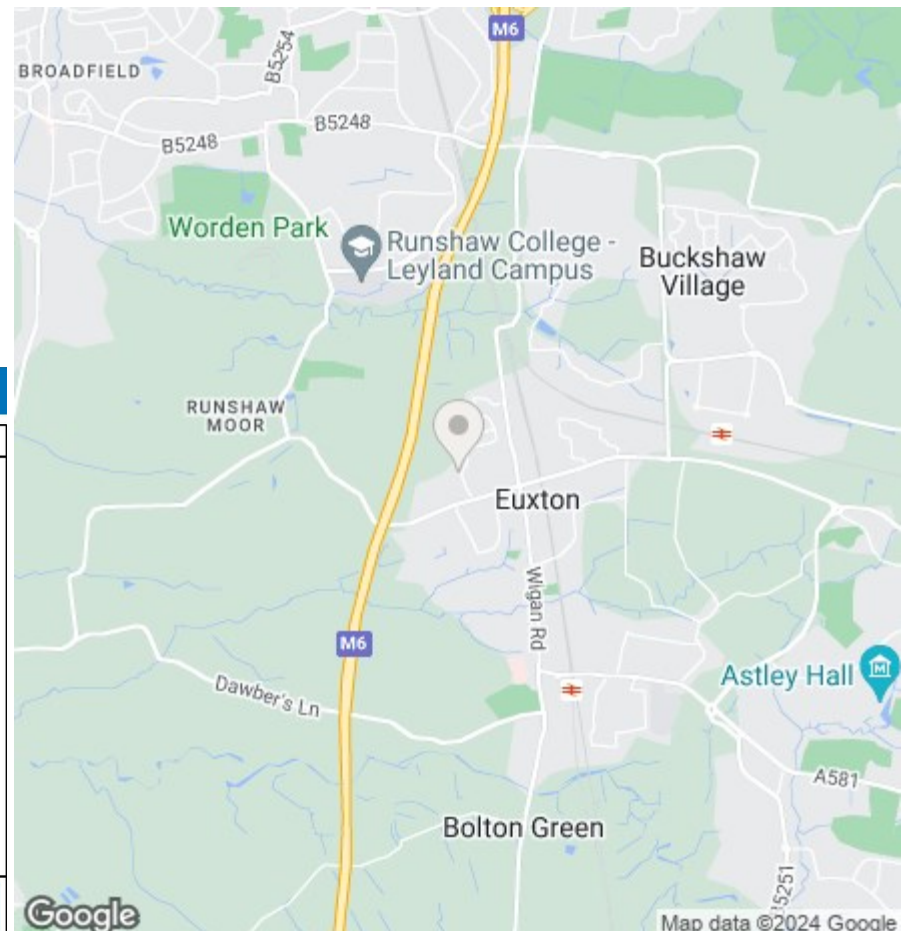
1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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>		
(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 energy efficient - higher running costs		
	<b>60</b>	<b>75</b>
<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	