



**Balshaw Avenue, Euxton, Chorley**

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to the market this three bedroom, mid terraced property on a much sought after road in Euxton. The property is in close proximity to Chorley town centre with superb local schools, shops and amenities with fantastic travel links via the nearby Euxton train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be found. From here, you'll find the lounge with a feature fireplace and ample light from the front. Continuing through you'll find the kitchen/diner. The kitchen offers sufficient worktop space and under stair storage and is where you can find access to the family bathroom. The three piece family bathroom is of a good size and compromises of a stand in shower. Moving back through the kitchen you'll find the dining room. this space is large enough for a four person dining table and provides access to the garden via a single door.

Moving upstairs, you'll find three good sized bedrooms with the master and bedroom two sufficient in size to comfortably fit a double bed.

Externally, to the front of the property secluded parking area. To the rear is a secluded garden primarily flagged throughout, and large enough to accommodate for any outdoor seating or storage needs.







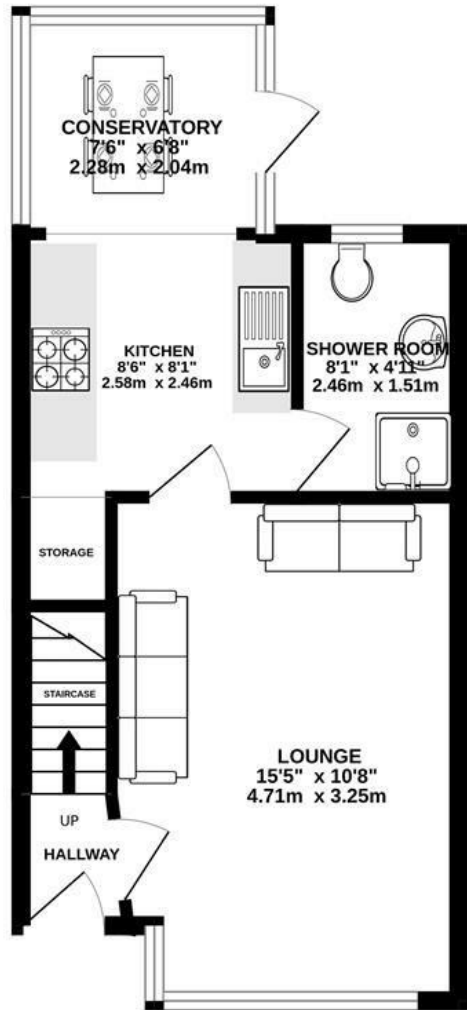




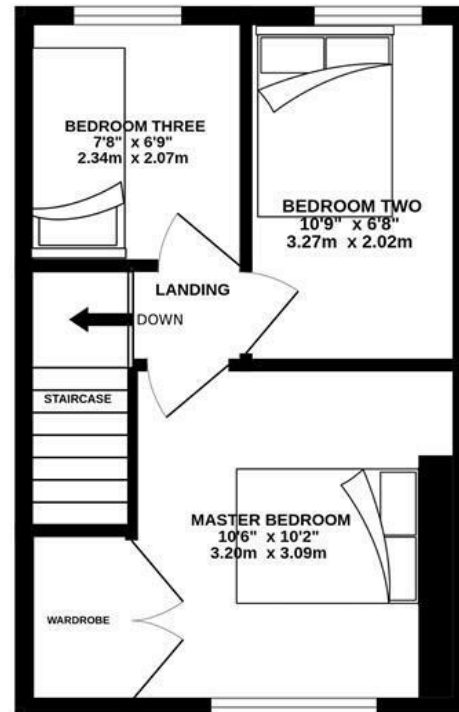


# BEN ROSE

GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
277 sq.ft. (25.8 sq.m.) approx.

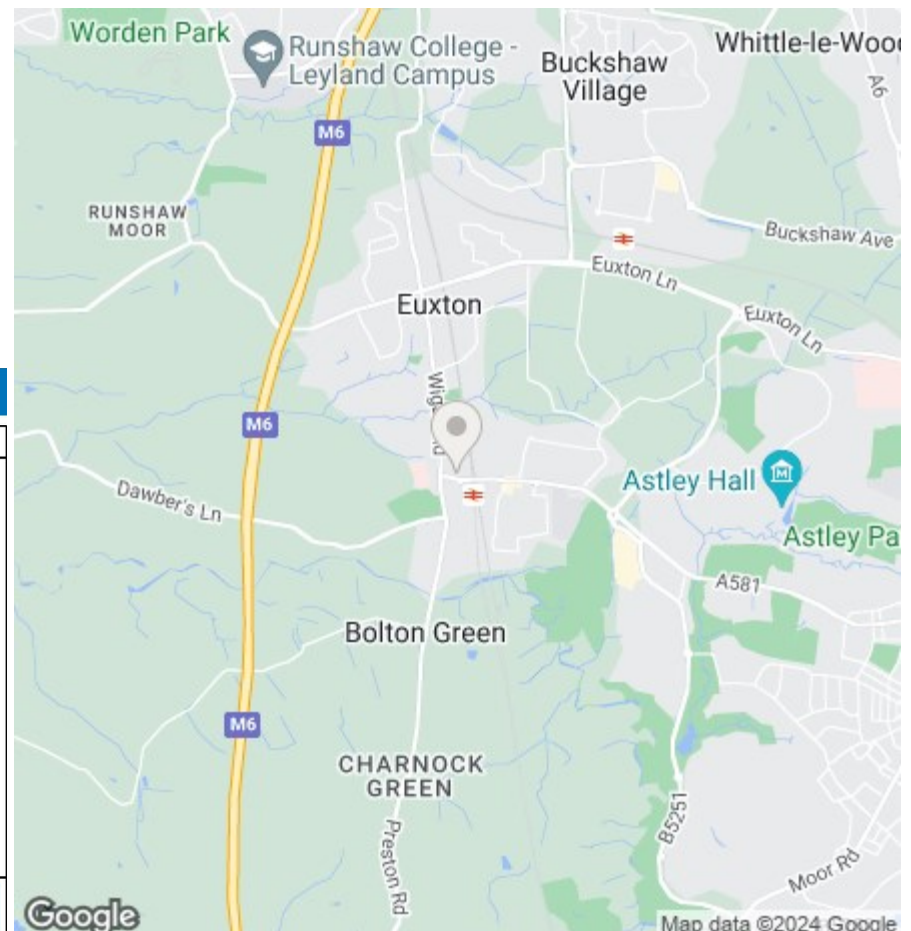


TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

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>		
(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>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	