



Lytham Court, Euxton, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this delightful, two bedroom, mid terrace property in the sought after village of Euxton, Chorley. This would make an ideal home for a first time buyer looking to get onto the property ladder. The property is ideally placed on a quiet cul de sac a short drive to the towns of Chorley and Leyland and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby Euxton train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall with the convenient WC located just off here. From here, you'll enter into the spacious lounge that features an open staircase with integral storage cupboard. Moving through you'll enter into the kitchen/diner. The kitchen comes fitted with an integral hob/oven, complimentary worktops and ample room for freestanding appliances. Adjacent is enough room for a family dining table and access to the rear garden.

Moving upstairs, you'll find two double bedrooms with the master bedroom benefitting from fitted wardrobes. You'll also find the three piece family bathroom on this floor with an over the bath shower and storage/laundry cupboard off the landing.

Externally, to the front of the property is an easy to maintain garden with pathway that leads up to the front door. At the rear, you'll find a beautiful well-maintained south facing garden featuring a good sized patio area, tall fencing, shed and bin storage. The property also comes with an allocated parking and visitors bay.







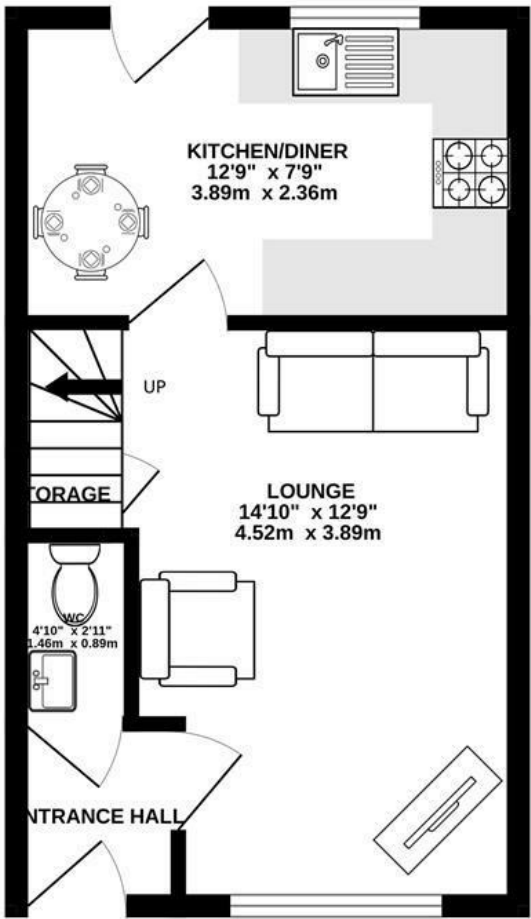




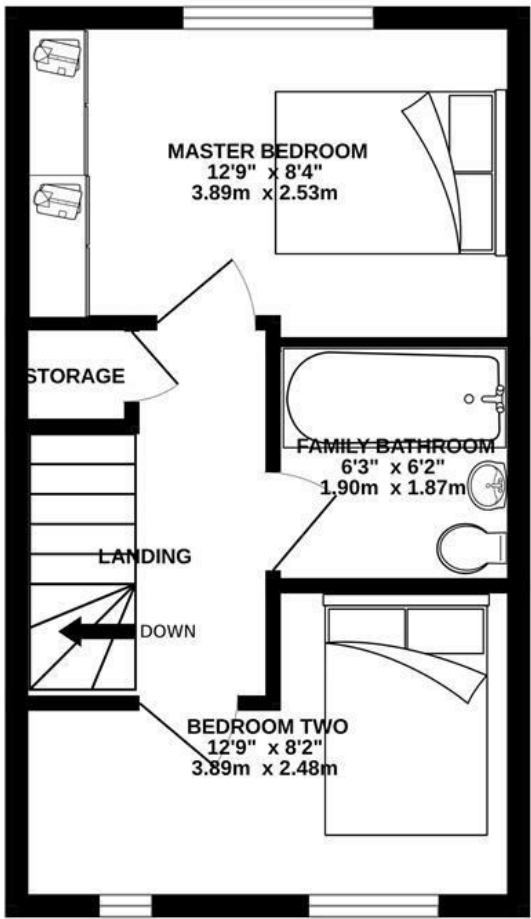


BEN ROSE

GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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) A	71	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	89
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

