



Belfry Close, Euxton, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this delightful two bedroom, mid terraced property in the much sought after village of Euxton. Being offered with NO ONWARDS CHAIN, this would be an ideal home for first time buyers looking to get their foot on the property ladder. The property is situated near to both the towns of Chorley and Leyland and their superb local schools, shops and amenities, with fantastic travel links via 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 that leads immediately into the spacious lounge. Here you'll find a large front-facing window allowing for ample light, a gas fireplace, under stair storage area and access to the kitchen/diner. The kitchen comes with both integrated and freestanding appliances, and external French double doors giving lovely views out across the garden. Adjacent to the kitchen lies room for a breakfast bar or dining table.

Moving upstairs, you'll find two good sized bedrooms, with the master benefitting from integral storage. You'll also find the three piece family bathroom on this floor with over the bath shower.

Externally, to the front of the property is an easy to maintain lawn whilst to the rear a good sized secluded garden area primarily paved with a decking area for outdoor seating. Also to the rear lies one allocated parking space which can be accessed via a garden gate.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



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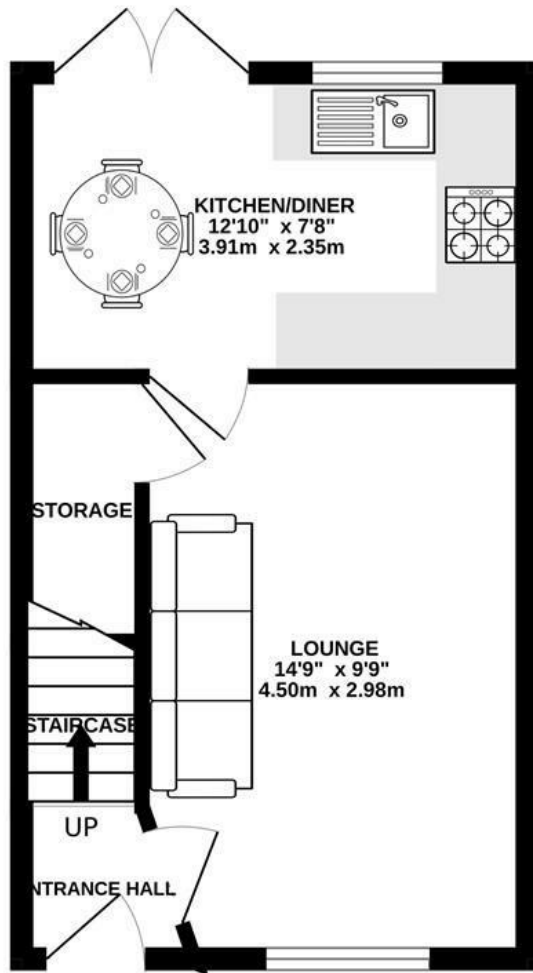




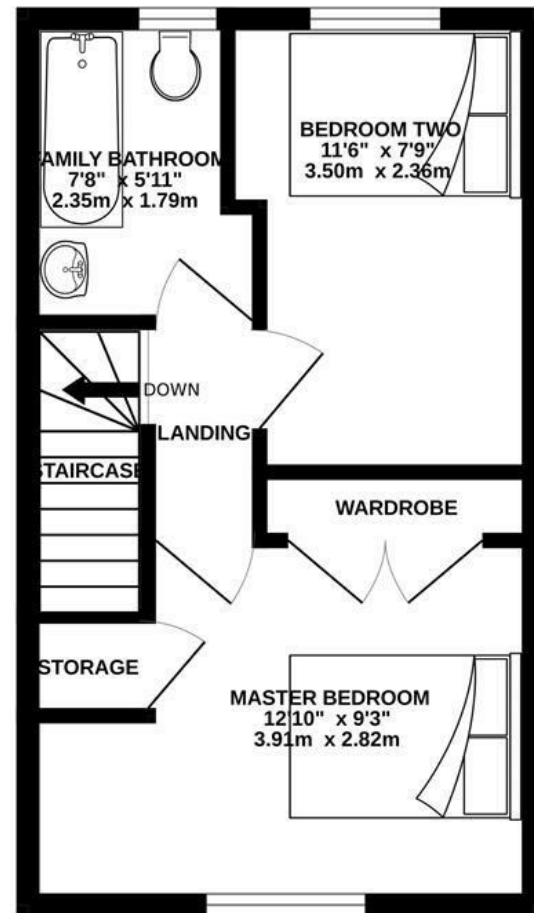




GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(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	
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