



Park Avenue, Euxton, Chorley

Offers Over £234,995

Ben Rose Estate Agents are pleased to present to the market this beautiful, secluded, three bedroom, semi-detached property in a highly sought after part of Euxton. This would make an ideal family home offering spacious and versatile living throughout. The property is ideally placed only a short drive to both the towns of Leyland and Chorley with their superb local schools, shops and amenities. There is also fantastic travel links via the nearby Euxton and Buckshaw Parkway train stations 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 entrance hall through to a spacious lounge with large front-facing window letting in ample light. This then moves through to the dining room via French double doors with enough space for a large family dining table. From here you'll find the kitchen/breakfast room with integral wall and base units, complimentary worktops, and space for both integral and freestanding appliances. This also gives access to the conservatory for additional living space and external access to the rear.

Moving upstairs, you'll find three good sized bedrooms with bedroom three currently being used as a part-study room, offering great versatility. You'll also find the three piece family bathroom with the airing cupboard for additional storage.

Externally, to the front of the property is an extensive driveway for multiple vehicles leading to a single detached garage. To the rear is a secluded garden with a large laid lawn and decking area for outdoor furniture.



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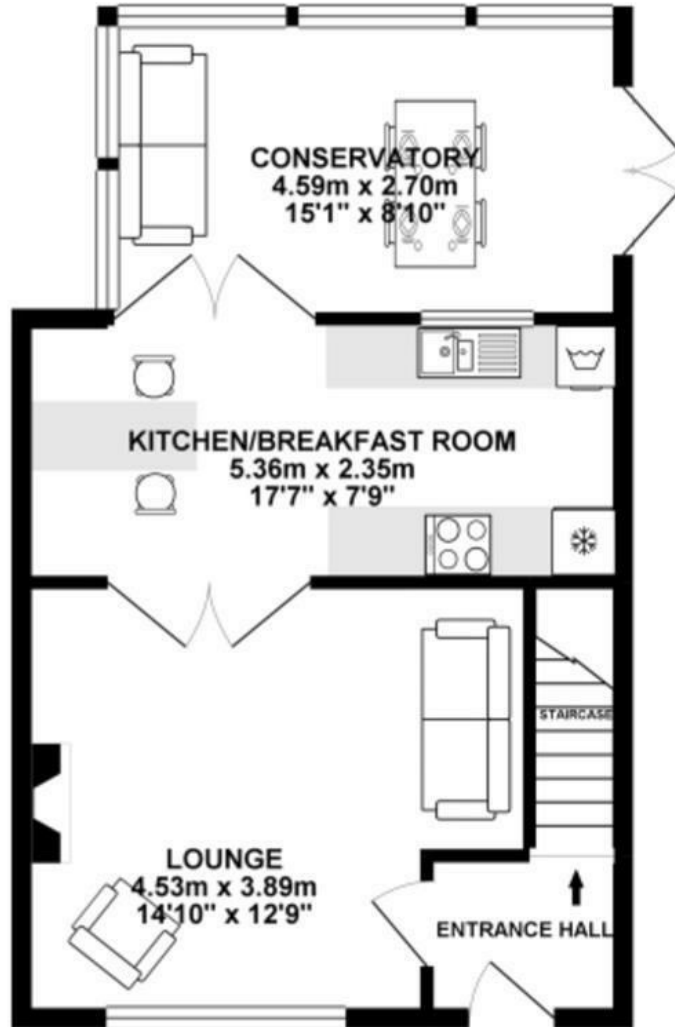




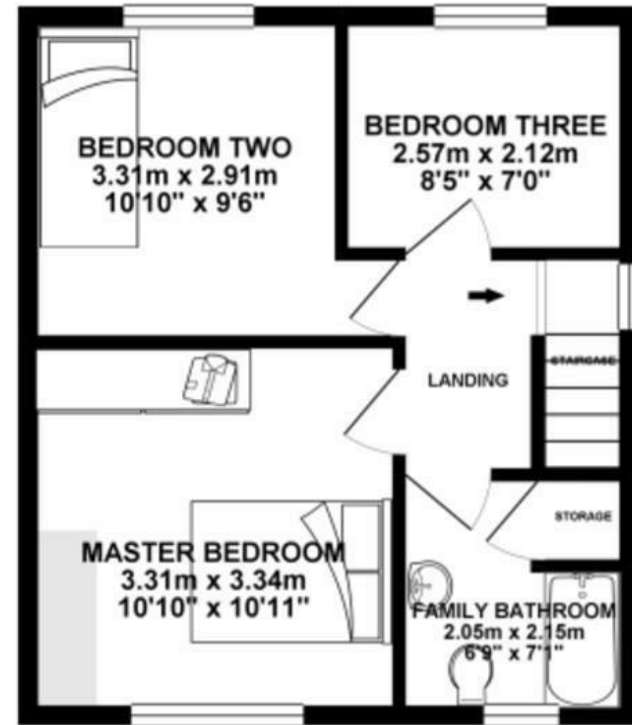


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GROUND FLOOR 45.88 sq. m.
(493.89 sq. ft.)



1ST FLOOR 33.47 sq. m.
(360.30 sq. ft.)

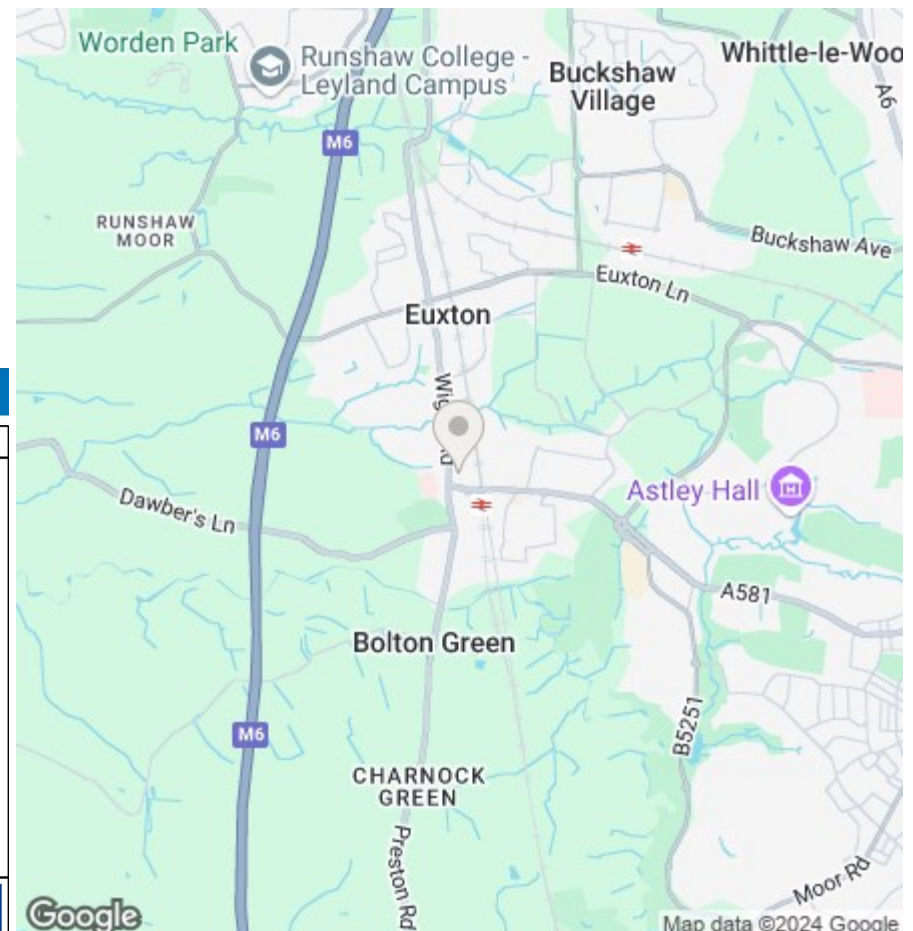


TOTAL FLOOR AREA : 79.36 sq. m. (854.19 sq. ft.) approx.

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

Environmental Impact (CO₂) 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	