



## Village Croft, Euxton, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this lovely, two bedroom, semi detached property on a quiet cul-de-sac in the village of Euxton. This would be an ideal home for a first time buyer or small family. The property is ideally placed between both the towns of Leyland and Chorley and is surrounded by superb local schools, shops and amenities. It is also located within walking distance of a library and the local GP. There is fantastic travel links via 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 porch. From here, you'll enter into the spacious lounge with open staircase and large under stair storage cupboard. The lounge gives through access into the modern kitchen/diner and comes fitted with both freestanding and integral appliances. The diner also has enough room for a family dining table and gives access to the rear garden.

Moving upstairs, you'll find two good sized bedrooms, both sufficient in size to fit a double bed with the master benefitting from fitted wardrobes and over the stair storage cupboard. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a an easy to maintain lawn and driveway for two cars off road. To the rear is a generous, multi-tiered landscaped garden that features a flagged patio and laid lawn. The garden also benefits from not being overlooked by neighbouring properties.

The room dimensions of the property can be found on our floorplan.







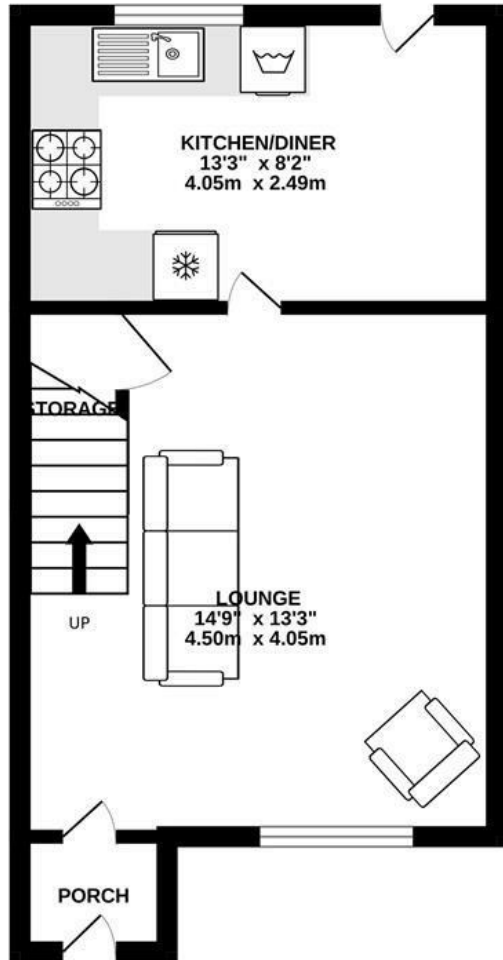




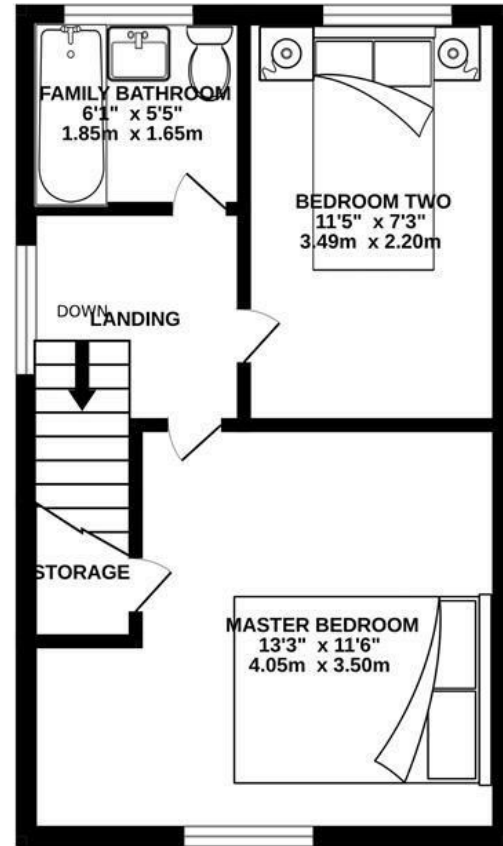


# BEN ROSE

GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.

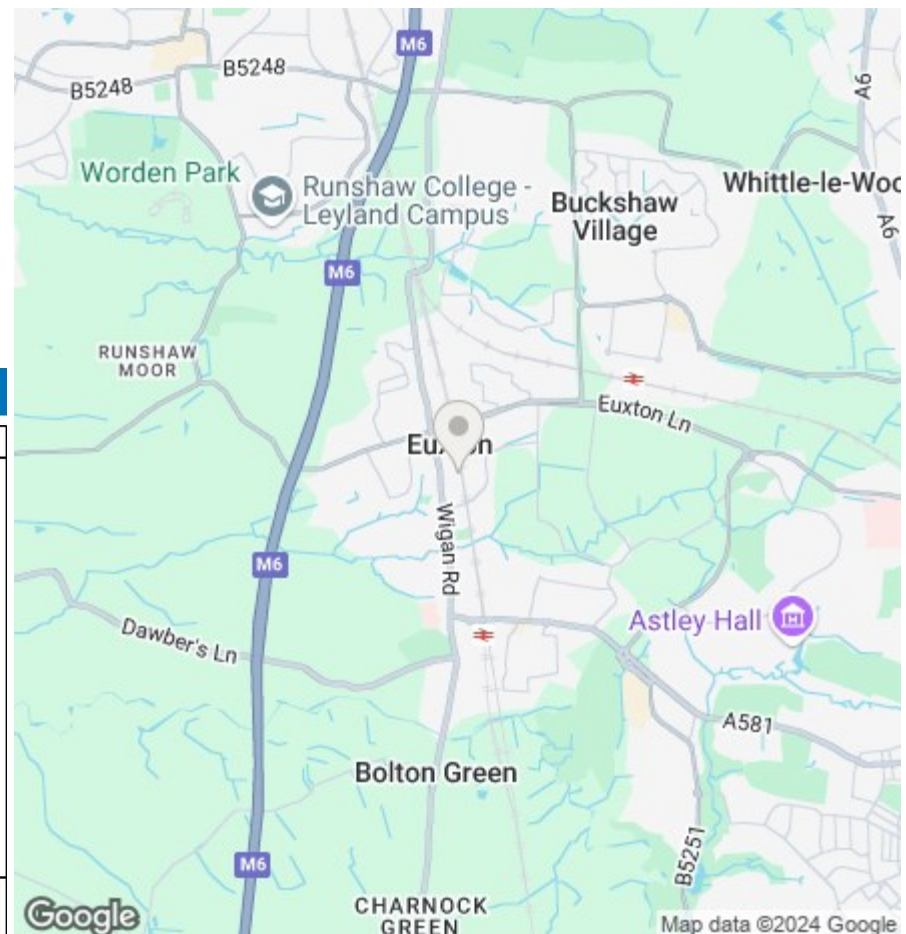


TOTAL FLOOR AREA : 623 sq.ft. (57.8 sq.m.) approx.

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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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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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	