



Park Avenue, Euxton, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this extended three-bedroom, semi-detached family home, situated in the heart of Euxton, Chorley. Nestled within a quiet cul-de-sac, this charming property offers a perfect blend of comfort and convenience, making it an ideal choice for growing families. Located within easy reach of the stunning Lancashire countryside, the home is also within commuting distance of major northwest towns and cities via the nearby M6 and M61 motorways. The area is well-served by excellent local schools, nurseries, and amenities, ensuring everything you need is close at hand. Best of all, this property is being offered with no chain, making for a smooth and straightforward purchase process.

As you step inside, you are greeted by a welcoming entrance hall that provides access to the stairs and the spacious lounge. The lounge, designed in an open-plan layout with the dining room, features a large front-facing window that fills the space with natural light and a cozy fireplace that serves as a focal point for the room. The dining area offers ample space for a large family dining table and leads to both the kitchen and the conservatory. The conservatory, generous in size and bathed in light, provides versatile living space with direct access to the garden, making it ideal for entertaining or relaxing.

The well-appointed kitchen boasts an array of wall and base units, integrated hob/oven, and room for freestanding appliances. From here you can access the utility room, which includes space for a washer/dryer, additional worktops, and storage. A convenient WC is located just off the utility room, with external access to the garden also found here.

Moving up to the first floor, you'll find three well-sized bedrooms, perfect for a growing family. The master bedroom features fitted wardrobes, providing ample storage, while bedrooms two and three both benefit from integrated storage options. The second and third bedrooms are also spacious doubles, offering flexibility for family living. Completing this floor is the three-piece family bathroom, which includes a stand alone shower and storage cupboard.

Externally, the property offers plenty of off-road parking with a generous driveway that can accommodate multiple cars and a single detached garage provides additional storage or parking space. The home sits on a corner plot with a well-maintained front garden. To the rear, the generous garden boasting both lawned and paved areas and an array of mature shrubs and trees, offering the perfect balance for outdoor entertaining and relaxation. The garden is not directly overlooked, ensuring privacy, and features gated access to the driveway for added convenience.

This wonderful family home, offered with no chain, is ideal for those looking to move quickly and settle into a well-connected and family-friendly area.















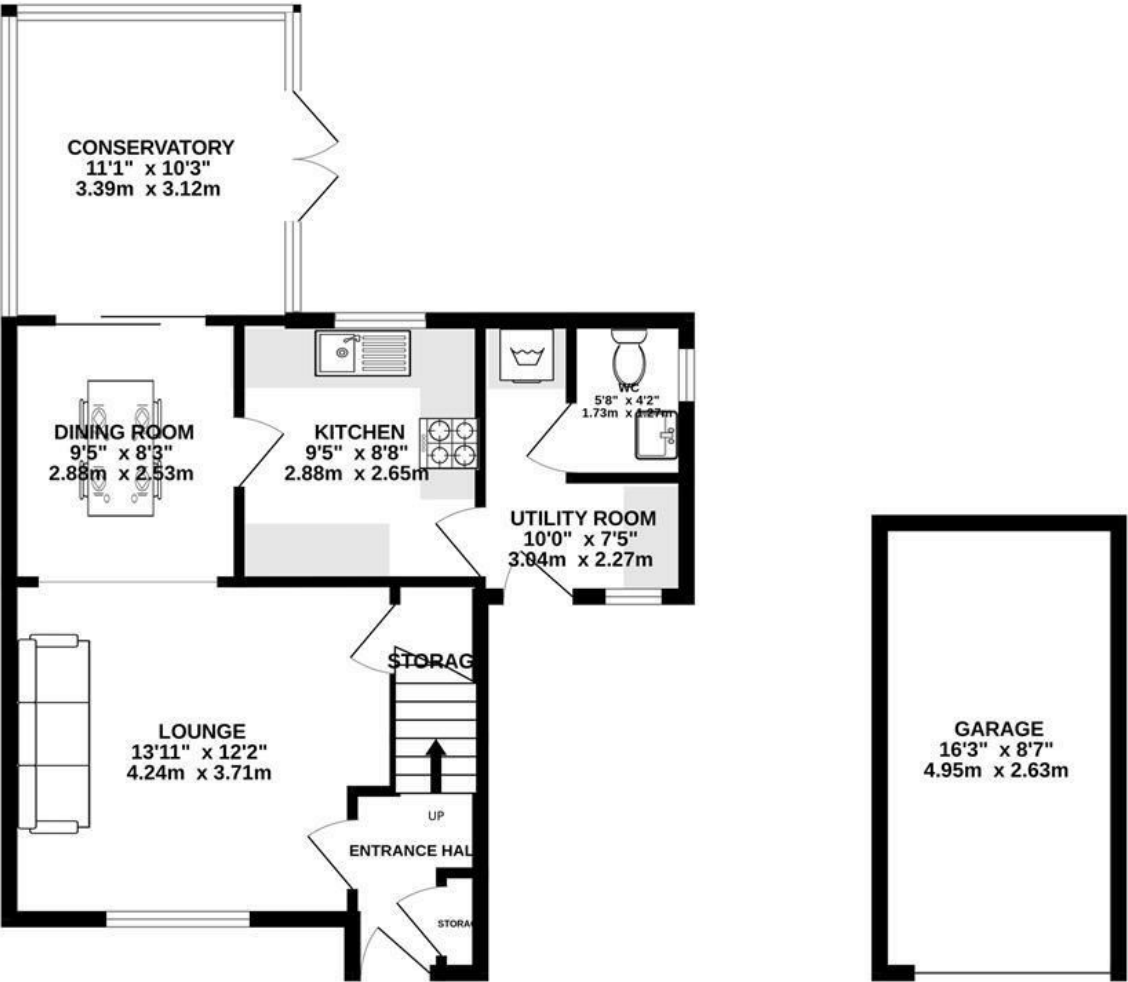




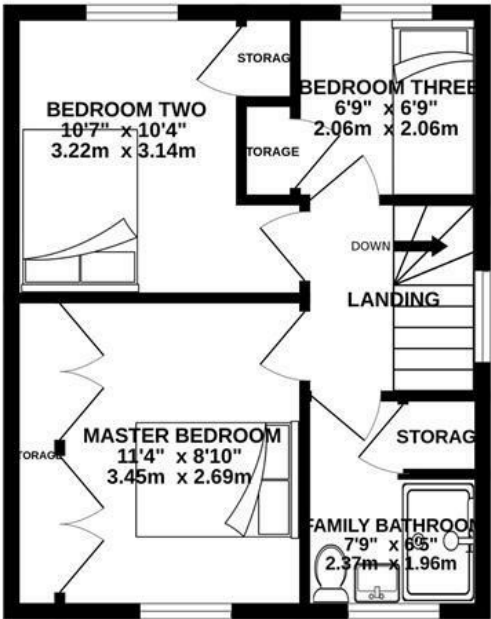


BEN ROSE

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.




TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	85
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		