



## **Firbank, Euxton, Chorley**

**Offers Over £439,995**

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroomed detached family home in Euxton. Situated in a quiet neighbourhood, this property offers easy access to local amenities and excellent travel links, making it an ideal location for families.

Upon entering the home, you are greeted by a welcoming porch leading into a spacious hallway. The ground floor boasts a dual aspect lounge with bifold doors opening onto the garden and a dining room with bifold doors providing seamless indoor-outdoor living. There is a kitchen complete with a breakfast bar, a convenient utility room, a versatile study, and a WC, offering ample space for family living and entertaining.

Ascending to the first floor, you'll find the master bedroom featuring an ensuite bathroom with a shower, toilet, and sink. This floor also boasts three additional double bedrooms, a family shower room, and a handy storage cupboard.

Outside, the property features a large rear garden with patio area, perfect for outdoor activities and entertaining. The front garden adds to the curb appeal, while the large garage provides additional storage space. Parking will never be an issue with ample space for multiple cars.

In summary, this family home offers spacious living accommodation, coupled with delightful gardens, a garage, and ample parking, making it an ideal choice for those seeking a comfortable and convenient lifestyle in Euxton.





































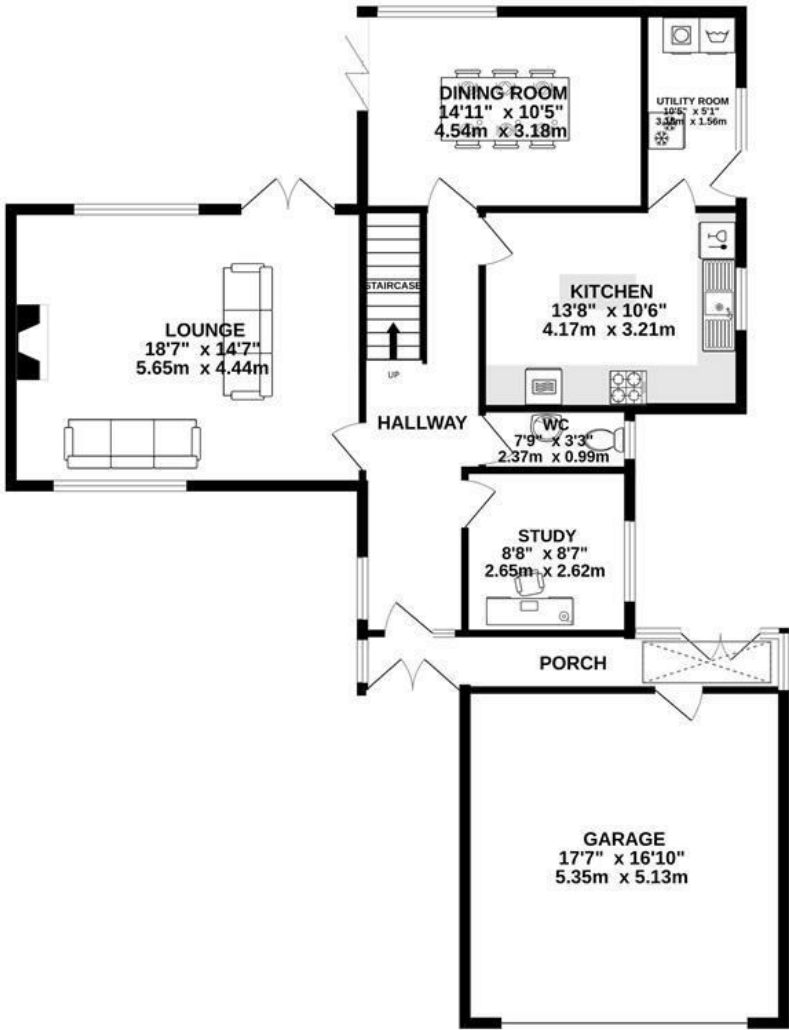




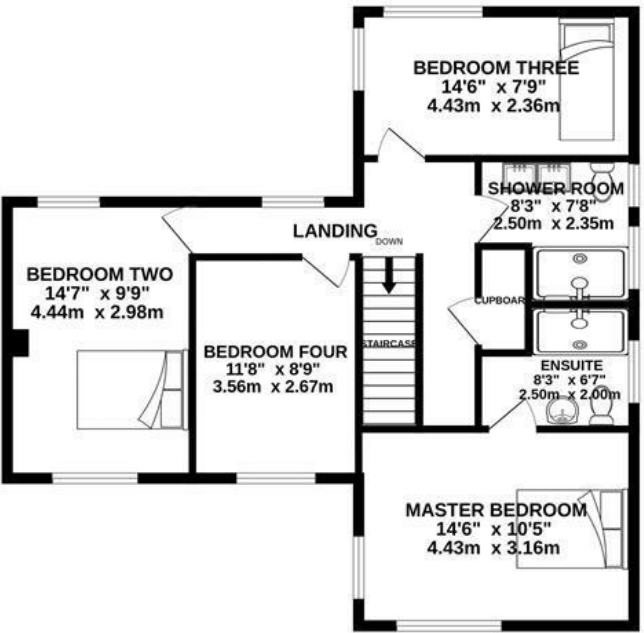


# BEN ROSE

GROUND FLOOR  
1211 sq.ft. (112.5 sq.m.) approx.




1ST FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.3 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	<div>56</div>	<div>80</div>
(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 <sub>2</sub> ) 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
		