



Firbank, Euxton, Chorley

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached bungalow, located in a sought-after and picturesque development in the charming village of Euxton, Lancashire. This delightful home offers an ideal blend of modern living and traditional comfort, perfect for families or couples. Situated in a quiet residential area, the property enjoys excellent travel links, with Euxton train station just a short distance away and convenient access to the M6 and M61 motorways, making it perfect for commuters. The village boasts a range of amenities, including local shops, excellent schools, and lovely countryside walks, while the bustling town of Chorley and Preston city centre are within easy reach.

Upon entering the home, you are welcomed by a bright and spacious entrance hallway providing access to most rooms. To the right side of the property lies the sleeping quarters, featuring the three bedrooms. The master bedroom is a standout, offering fitted wardrobes with a cleverly concealed ensuite, designed to blend seamlessly into the room. Bedroom three also includes a fitted wardrobe and could easily be repurposed as a dressing room or home office. The modern four-piece family bathroom, with its stylish design, completes this side of the home. To the left side, the main living spaces unfold, beginning with the inviting front lounge. This room features a charming fireplace and a large front-facing window that floods the space with natural light. The lounge flows into the generously sized dining room, offering a tranquil view of the rear garden. Just off the dining room is the modern fitted kitchen, complete with integrated appliances and beautiful granite worktops. A conservatory off the kitchen provides additional living space, perfect for relaxing while enjoying views of the garden.

For added peace of mind, the home is alarmed throughout.

Externally, the property boasts a driveway with parking for up to three cars, leading to a spacious double integrated garage. The is equipped with an electric roller shutter door for added ease of use. The front garden adds to the home's curb appeal with its neat landscaping. To the rear, the secluded garden offers a serene outdoor retreat, featuring a beautifully landscaped lawn and multiple seating areas, perfect for entertaining or simply enjoying the outdoors.

This wonderful property perfectly combines charm, functionality, and location, making it a fantastic opportunity for prospective buyers.















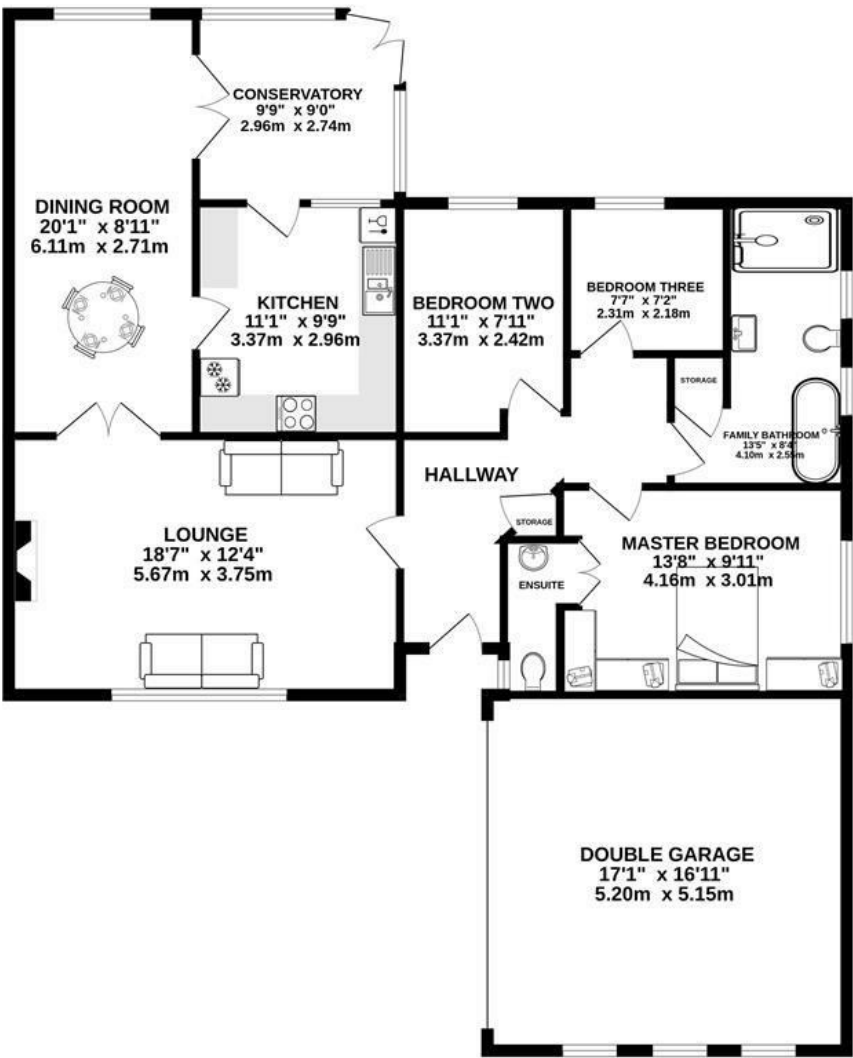






BEN ROSE


GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA: 1367 sq.ft. (127.0 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	69	83
(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 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	