

BEN ROSE



Wigan Road, Euxton, Chorley

£925

*****NO MORE VIEWINGS*****

Ben Rose Estate Agents are delighted to present to the rental market this most charming, and deceptively spacious, two-bedroom end-terrace stone cottage located in the highly sought-after village of Euxton.

The property is conveniently located close to the village's excellent amenities; local shops, restaurants, GP Surgery, hairdressers, bakeries, library etc., and, with woodlands and scenic walking trails close-by, offers a peaceful and convenient lifestyle.

Excellent travel links are easily accessible, including local bus routes, nearby train stations and the M6 and M61 motorways, making commuting straightforward.

Stepping into the property through the welcoming entrance porch, you will find yourself in the beautiful airy lounge. The lounge features a charming feature fireplace, a large window overlooking the front aspect and an open staircase leading to the first floor,

Continuing through, you enter the generously sized kitchen/diner. The kitchen offers ample workspace and storage, and is equipped with an integrated oven and hob. Dishwasher, fridge freezer and dining table and chairs are included for use, if so wished. Double sized patio doors open out onto the rear private courtyard to enhance the indoor-outdoor living experience.

Upstairs, you will find two very well proportioned double bedrooms and a contemporary fully tiled bathroom.

Externally, the front of the property provides a private driveway for up to two vehicles.

At the rear, a secluded, low-maintenance courtyard offers a lovely space for outdoor dining and relaxation.

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE AND AVOID DISAPPOINTMENT.







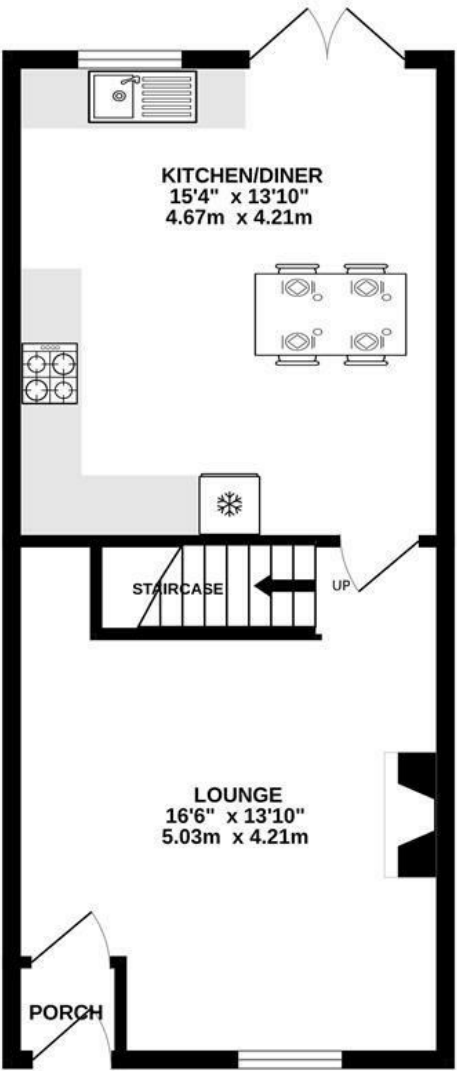




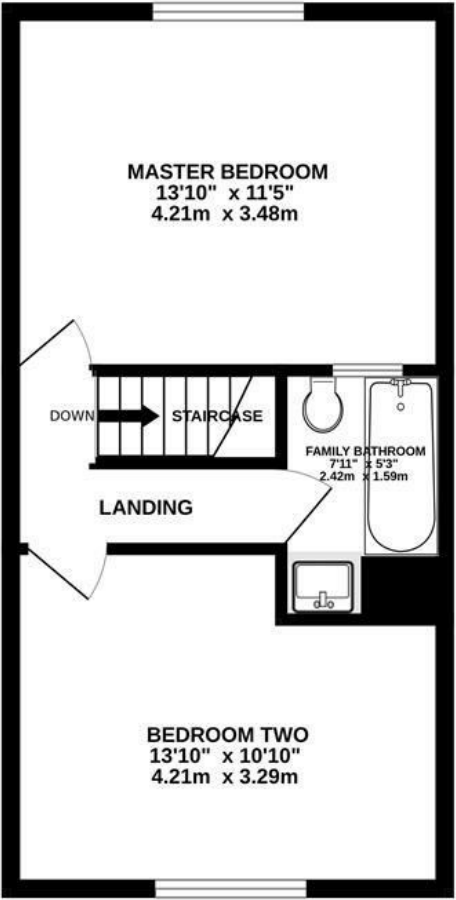


BEN ROSE

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.




TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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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		
	65	82
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 