



Barnside, Euxton, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached home situated on a generous plot in the highly sought-after village of Euxton. Tucked away in a peaceful and secluded location, this property is offered with NO ONWARD CHAIN, making it an ideal opportunity for families looking to settle into a welcoming community with minimal hassle. The home offers huge renovation and extension potential (subject to appropriate planning permissions), perfect for those wanting to add their own personal touch. Euxton itself benefits from a wealth of local amenities including excellent schools, parks, supermarkets, and eateries. Travel links are superb, with Euxton Balshaw Lane and Buckshaw Parkway train stations both nearby, offering direct routes to Preston, Manchester, and beyond. The area also boasts convenient access to the M6 and M61 motorways, making it ideal for commuters, while the nearby towns of Chorley and Leyland provide further leisure and shopping options.

As you step into the home, you're welcomed by a spacious reception hall that leads you through the heart of the property. To the front, a generously sized lounge features a charming fireplace, creating a warm and inviting space for family relaxation. Flowing seamlessly from the hall is the separate dining room, which opens out onto the rear garden through patio doors—perfect for entertaining in the warmer months. The dining area adjoins the well-positioned kitchen, offering easy access and a practical layout. A hallway then guides you to a convenient utility room and a downstairs WC. Also found on the ground floor is a versatile study, ideal for remote working, a playroom, or even a snug, depending on your family's needs.

Moving to the first floor, you'll find three well-proportioned bedrooms, each offering plenty of natural light and space for furniture. These are served by a traditional three-piece family bathroom, providing everything a growing family needs. The layout offers excellent potential for reconfiguration or expansion, subject to planning permission, to create additional bedroom or bathroom space if desired.

Externally, the home is set back from the road with parking to the front and a secluded pathway leading up to the front door, enhancing the sense of privacy. The sizeable rear garden is a standout feature, offering a large open lawn bordered by mature shrubs, making it perfect for children to play or for hosting garden gatherings. Multiple seating areas create a tranquil outdoor retreat, with access also available from the front of the home for added convenience.

This is a fantastic opportunity to purchase a spacious and adaptable home in a prime location, with bags of potential to create a long-term family residence. Early viewing is highly recommended.







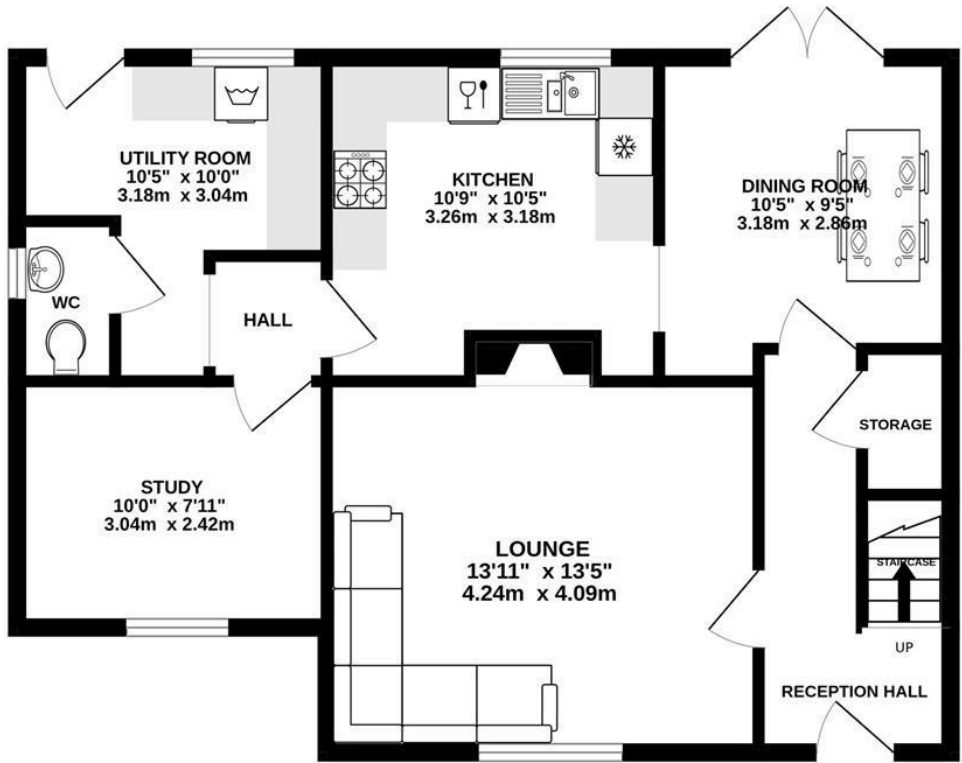




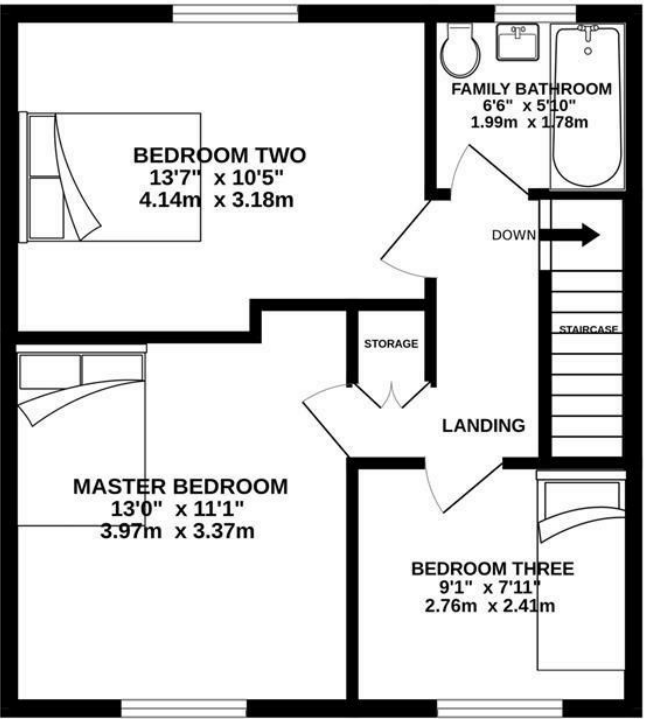


BEN ROSE

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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.
Made with Metropix ©2025



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		
	67	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	

