



Lomond Close, Euxton, Chorley

Offers Over £339,995

Ben Rose Estate Agents are pleased to present to market this modern, well-presented four-bedroom detached home with NO CHAIN, situated in the highly sought-after area of Euxton, Lancashire. This spacious and versatile property offers modern family living and is set within a quiet residential area known for its community feel and excellent local amenities. The home has been fully refurbished including a newly fitted Baxi boiler and stunning kitchen. Families will appreciate the proximity to highly regarded schools, lovely parks, and a variety of shops and eateries. The property also benefits from fantastic travel connections, with Euxton Balshaw Lane and Buckshaw Parkway train stations nearby, offering direct links to Manchester, Preston and beyond. For drivers, easy access to the M6 and M61 motorways makes commuting effortless.

Upon entering the property, you are welcomed into a bright entrance hall that is home to a convenient WC. As you move into the house you will find the spacious lounge / dining area features a large front-facing window, and double patio doors that fill the room with natural light, as well as a modern, eye-catching feature fireplace, ideal for family gatherings. To the rear is the heart of the home which lies within the stunning bright white, newly fitted kitchen/diner. With an abundance of fitted modern amenities including fridge freezer, double oven / microwave, dishwasher, washing machine, dryer and gas hob. The room benefits from a fully heated floor making the winter months easy to deal with. This room flows directly into the airy conservatory providing a perfect spot for entertaining or relaxing, with direct access to the rear garden. Completing the ground floor is convenient under-stair storage located in the kitchen that also houses the integrated alarm system.

The first floor offers a well-planned layout, with access from the landing to four spacious double bedrooms and a contemporary family bathroom. The master bedroom stands out with its private three-piece en-suite for added luxury. Apart from bedroom two, the rest of the double bedrooms all host fitted wardrobes providing ample storage options for all occupants of the house.

Externally, this home features an attached garage at the front, that could be converted into another versatile interior room if desired. This is complemented by a private driveway with ample space for multiple vehicles. The rear garden is a private retreat and a real sun trap, generously sized with a mix of lawned and paved areas, perfect for relaxing and entertaining guests.

This well-presented family home offers modern living and convenience whilst being situated in a highly sought-after location. Early viewing is recommended to fully appreciate the space and lifestyle this property provides.















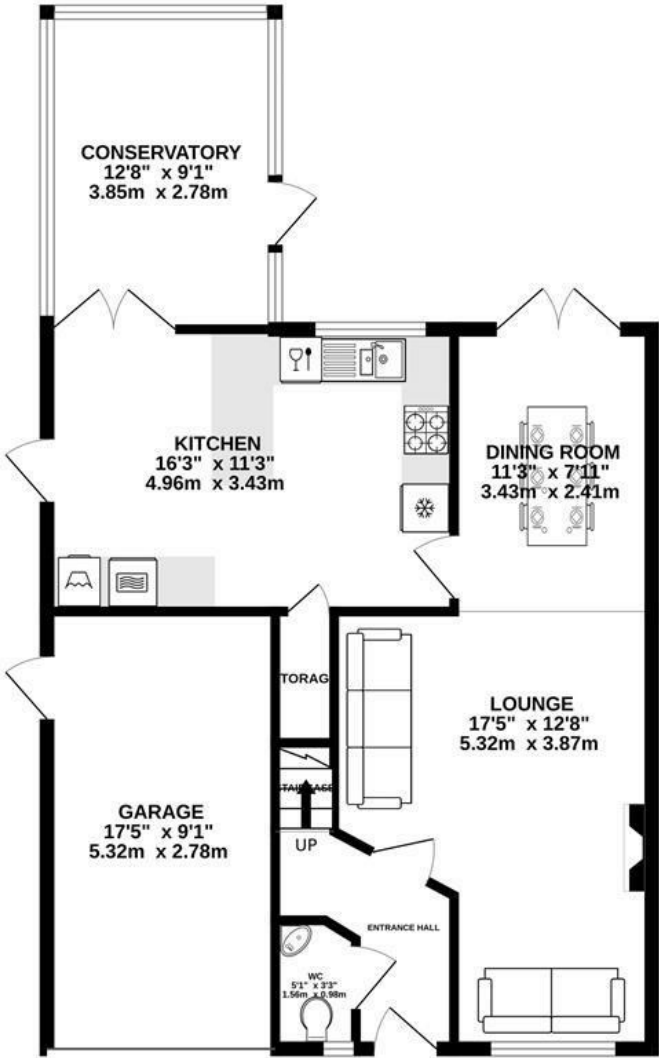




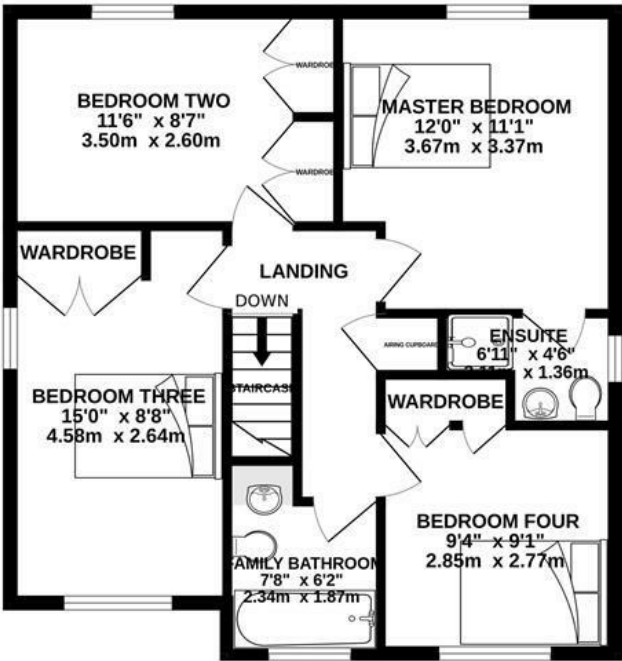


BEN ROSE

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	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	

