



Belfry Close, Euxton, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this well presented, three-bedroom semi-detached home situated in the sought-after village of Euxton. Nestled in a quiet residential cul-de-sac, the home benefits from excellent local amenities, including shops, cafes, and well-regarded schools. Euxton offers superb travel connections, with easy access to the M6 and M61 motorways, as well as nearby train stations providing direct links to Preston, Manchester, and beyond. Regular bus routes also serve the area, ensuring convenient transport options.

Stepping into the property, you are welcomed by an inviting entrance hallway, where a staircase leads to the upper level. To the right, you'll find the spacious lounge featuring a charming fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a family dining table and leads through to the garden room at the rear. The bright and airy garden room is a versatile space, currently used as an additional sitting area. It features a delightful log burner and double patio doors that open directly onto the garden, creating an ideal setting for relaxation or entertaining. Returning through the home, the modern kitchen provides ample storage and space for freestanding appliances. Adjacent to the kitchen, a convenient utility room offers further storage and additional space for appliances. From here, you access the versatile family room—currently used as another sitting room, but equally suited for use as a home office, snug, playroom, or similar. Completing the ground floor is a WC, also accessed from the kitchen.

Upstairs, the home offers three well-proportioned bedrooms. The master bedroom benefits from integrated storage and an en suite shower room. The third bedroom is currently set up as a home office, complete with built-in desk and storage, offering a practical and organized workspace.

Externally, the front of the property features a well-maintained garden alongside a private driveway providing off-road parking. To the rear, a low-maintenance and secluded garden includes a charming flagged patio—perfect for outdoor seating, dining, or entertaining.

Early viewing is highly recommended to avoid disappointment.



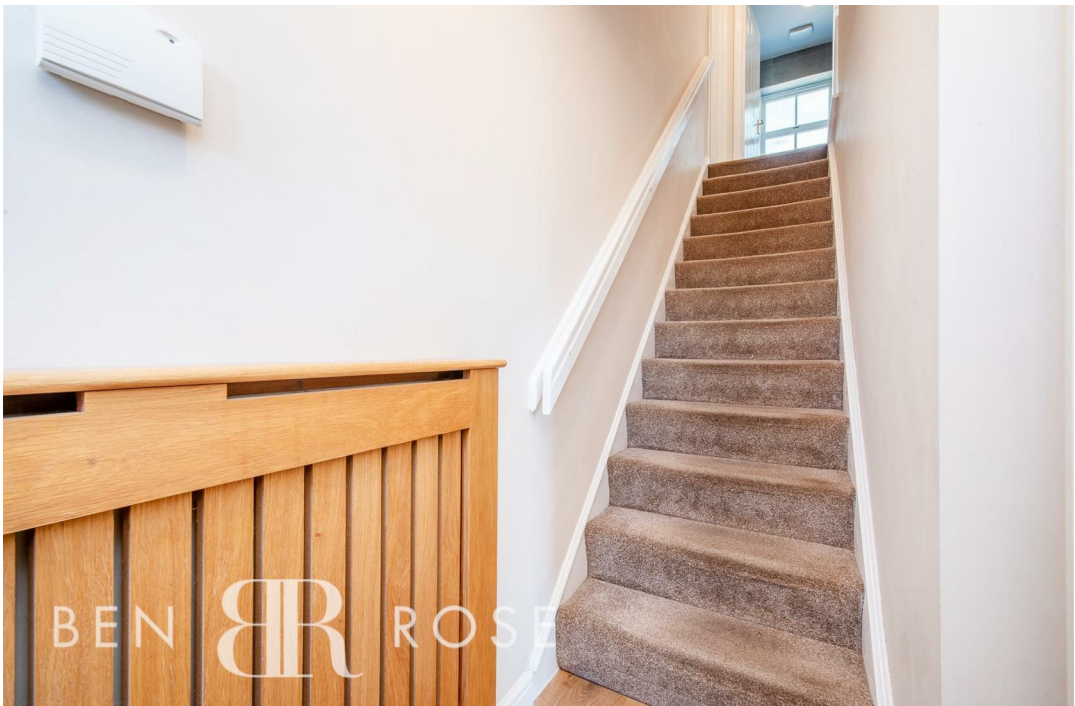












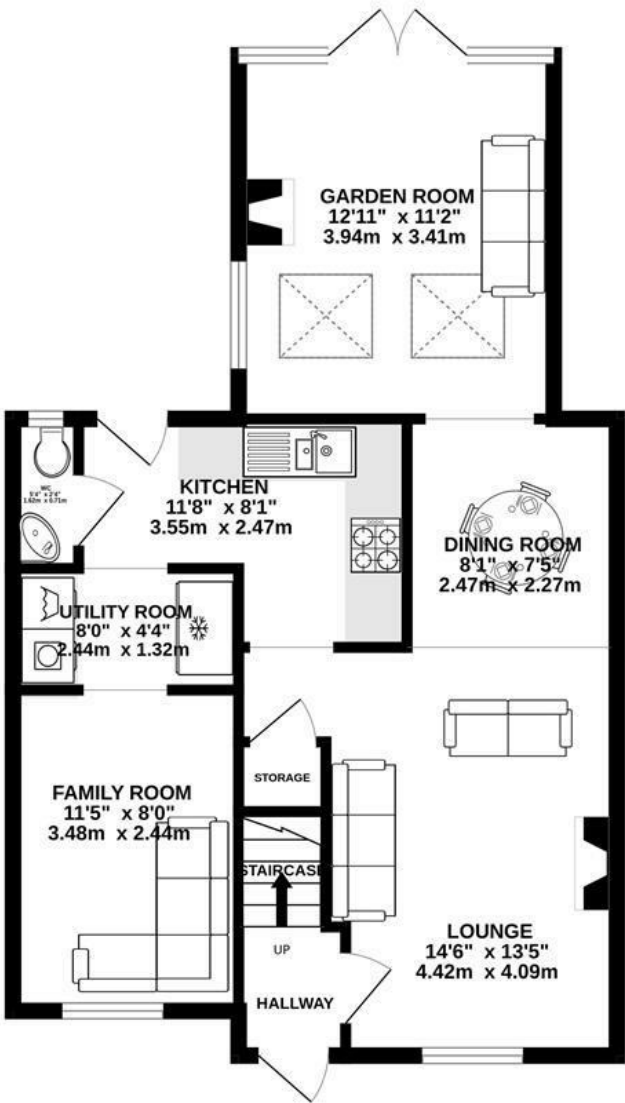




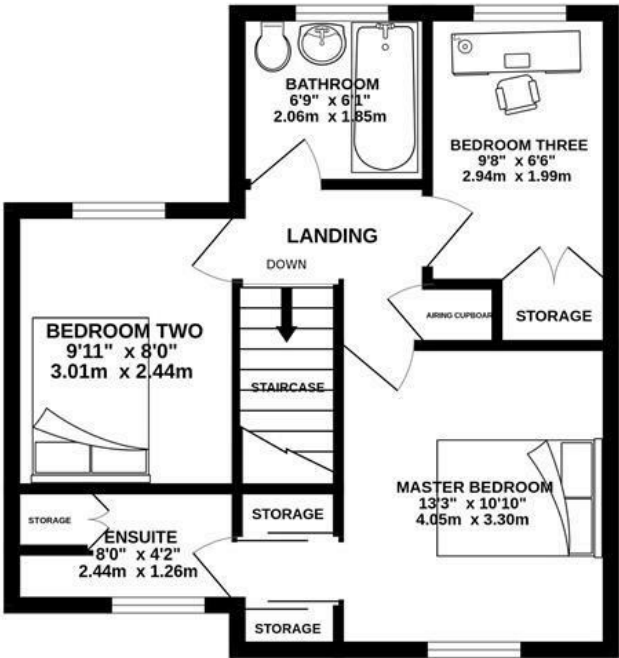


BEN ROSE

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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	74	84
(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		