



Carnoustie Drive, Euxton, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this well presented semi detached home, located in a quiet residential area of Euxton, Chorley. This home is ideal for first time buyers or small families, and offers a homely yet practical living space. situated in a peaceful neighborhood with easy access to an array of amenities. The house benefits from a selection of nearby well-regarded schools, local shops, and scenic parks, making it an excellent choice for families. The property also offers ample travel links with nearby train stations and reliable bus routes providing convenient access to Chorley, Preston, and surrounding towns. For commuters, the M6 and M61 motorways are just a short drive away, offering straightforward connectivity to larger cities.

Entering the home you will find an open hallway housing the staircase as well as a convenient WC. Directly opposite is the modern kitchen with stylish wood worktops and an integrated hob / oven. The kitchen overlooks and has access to the garden and receives plenty of light. Moving to the end of the hallway you will find the lounge with a feature fireplace and double patio doors that open up onto the garden creating a seamless indoor outdoor transition.

Moving to the first floor you will have three well appointed bedrooms with the master bedroom boasting a three piece ensuite and fitted wardrobes for extra privacy and practicality. Serving the other rooms is the family bathroom with an over the shower bath.

Externally the property features a well sized rear garden with a mix of paving and grassed areas. There is a carpark for residents to the rear of the house with allocated parking for visitors as well as the home owner. Overall this is an ideal house for first time buyers or small families looking to live in a quiet area.







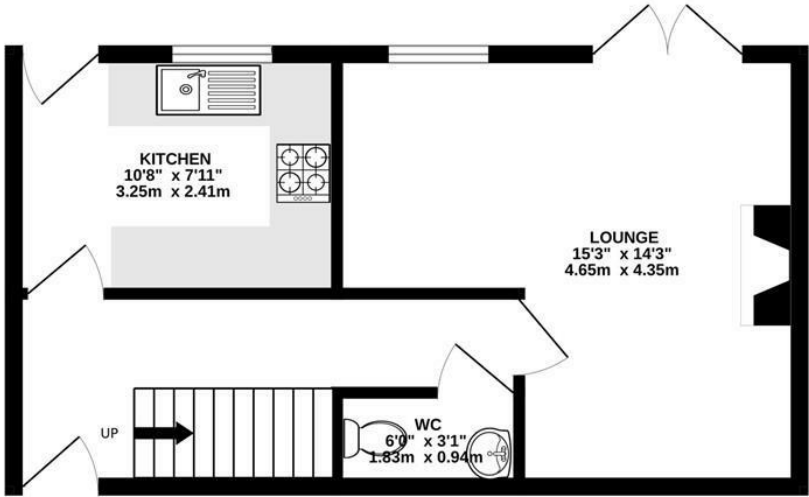




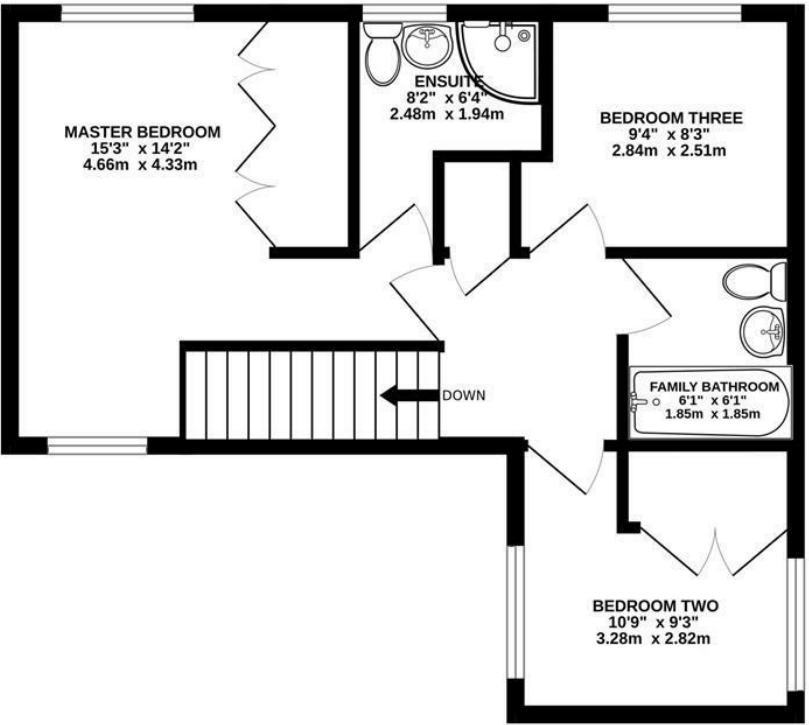


BEN ROSE

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
452 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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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		
	75	80
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	

