



## Lytham Court, Euxton, Chorley

Offers Over £229,995

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom mid-townhouse with no onwards chain, situated in the highly desirable village of Euxton. Thoughtfully extended and beautifully maintained, the property is perfectly suited for a small family, combining generous living space with a prime location. Just a short drive from the town of Chorley, it benefits from excellent access to well-regarded local schools, supermarkets, and everyday amenities, as well as superb travel connections via Euxton train station and the nearby M6 and M61 motorways. Early viewing is strongly recommended to avoid disappointment.

On arrival, you are welcomed into a bright entrance hall with access to the staircase and the main lounge. The lounge flows seamlessly into the dining area, creating a spacious open-plan layout that is enhanced by dual-aspect windows, filling the space with natural light. There is ample room for a large sofa suite, a family dining table, and additional furnishings, while an under-stair storage cupboard offers practical convenience.

From here, you step into the kitchen, which has been thoughtfully extended as part of a garage conversion. This generous space features an excellent range of wall and base units, with room for freestanding appliances, making it ideal for family cooking and entertaining. Off the kitchen, there is a convenient WC, while to the front of the property, the remaining section of the garage conversion has been transformed into a versatile room currently used as a home office. This space could also serve perfectly as a playroom, additional dining room, extra bedroom, or home gym, depending on your needs.

Completing the ground floor is a bright and airy conservatory, offering relaxing views of the rear garden and direct access via a set of patio doors.

Upstairs, the property offers three bedrooms, two of which are doubles. The master bedroom benefits from fitted wardrobes and a modern three-piece en-suite, while the third bedroom also features fitted storage. A well-presented three-piece family bathroom with an over-the-bath shower serves the remaining bedrooms.

Externally, the south-facing rear garden has been beautifully landscaped, enclosed by tall fencing for privacy and featuring a mix of lawn and decking, perfect for outdoor seating or dining. A summer house and garden shed are included in the sale, and there is a practical bin store to the rear. To the front, a driveway provides off-road parking for two vehicles. The property sits within a quiet, family-friendly cul-de-sac, adding to its appeal. Additional benefits include newly fitted carpets and flooring throughout, a fully boarded loft with electric and pull-down ladders, ensuring ample storage space.







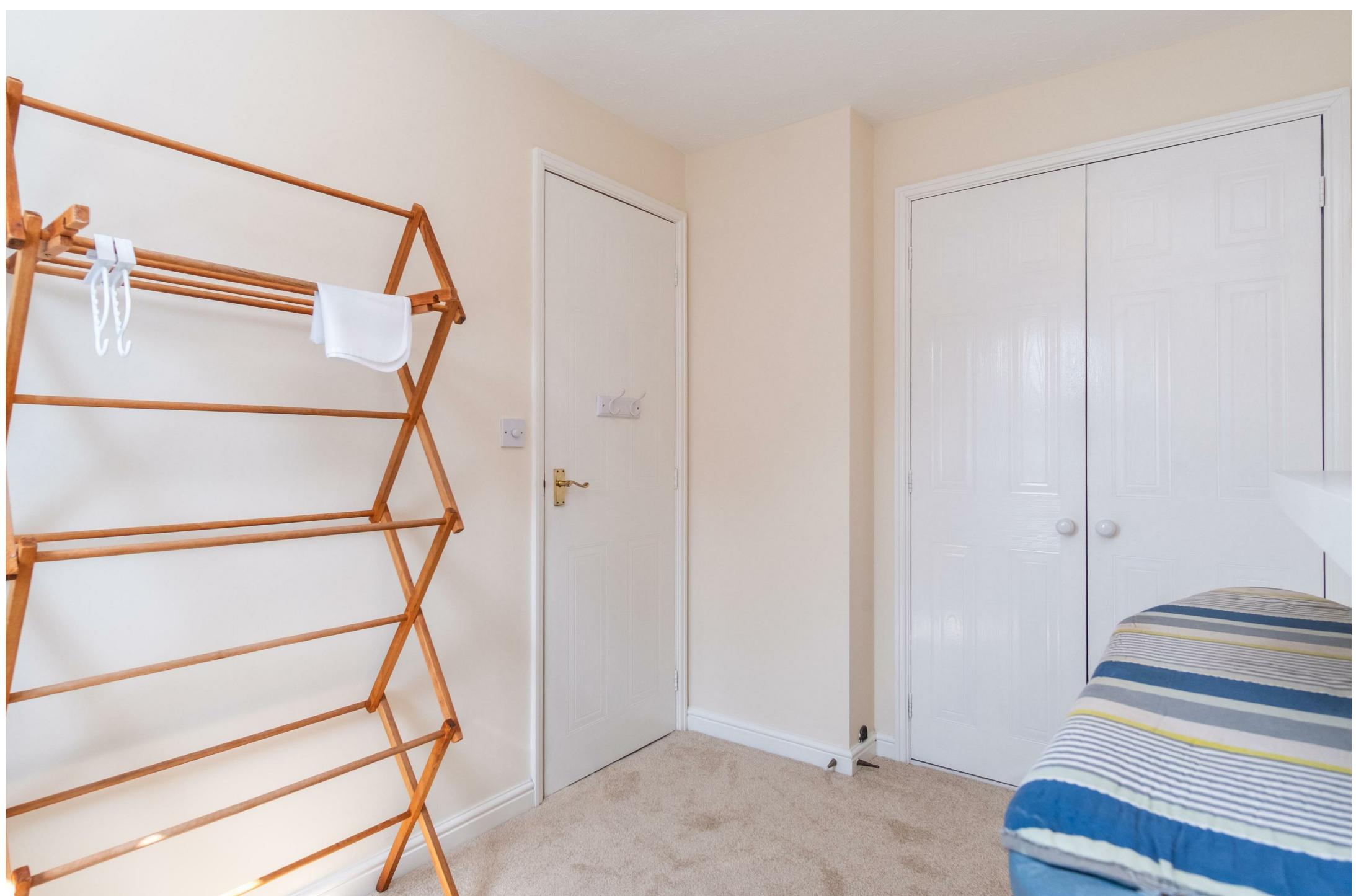








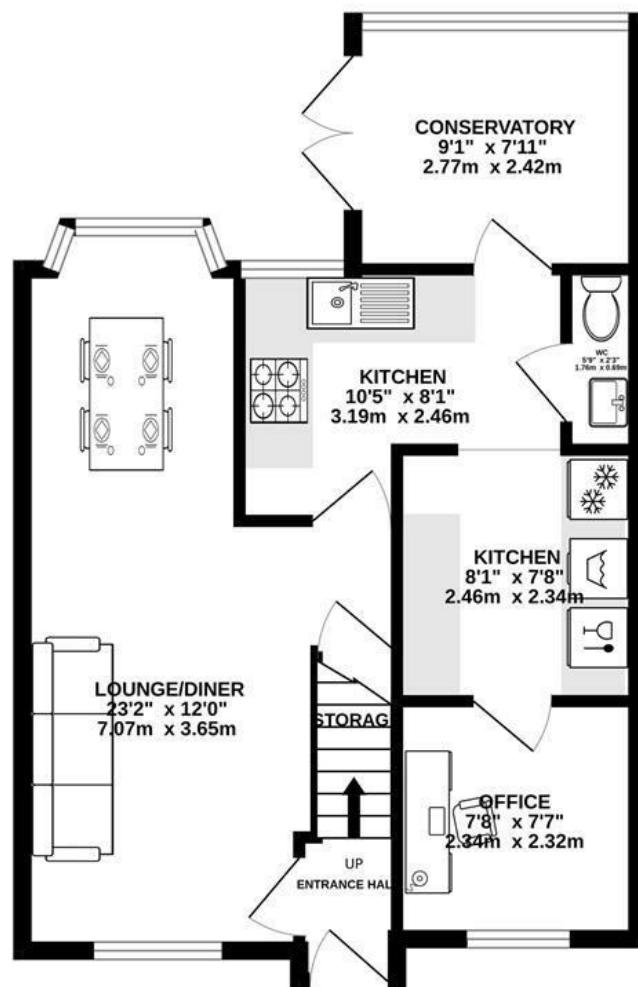




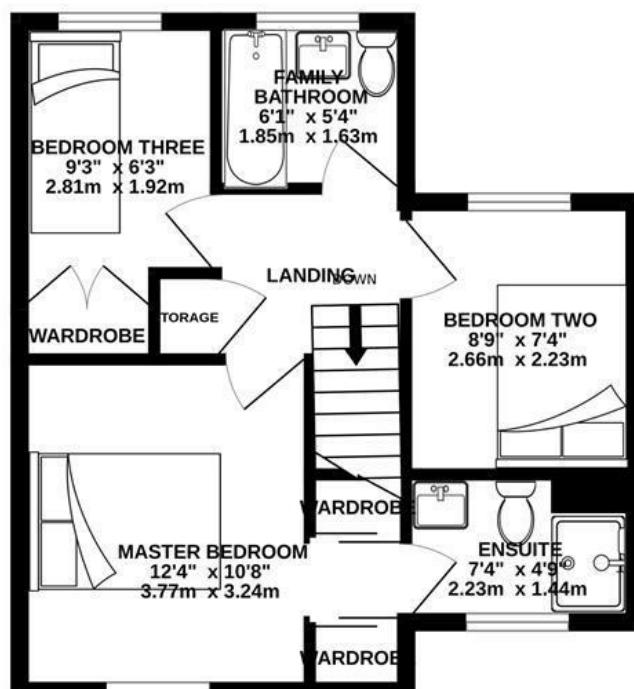


# BEN ROSE

GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

