



## Lytham Court, Euxton, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom terrace home, located in the highly sought-after village of Euxton, Chorley. Tucked away on a quiet cul-de-sac, this ideal family property offers both peace and convenience, being just a short drive from the towns of Chorley and Leyland. The area is well-served by excellent local schools, supermarkets, and amenities, while superb travel links are provided via Euxton train station and the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed by a bright entrance hallway with a staircase leading to the upper level. From here, you will enter the spacious lounge/diner, set in a semi open-plan layout with the kitchen. The lounge/diner features a charming fireplace and double patio doors that lead through to the conservatory at the rear. The modern kitchen offers ample storage and comes fully equipped with integrated appliances, including a fridge, freezer, oven, hob, dishwasher, washing machine, and microwave. A single door here provides access to the rear garden. The bright and airy conservatory offers versatile additional living space, with double patio doors opening directly onto the garden. Completing the ground floor is a convenient WC located under the stairs.

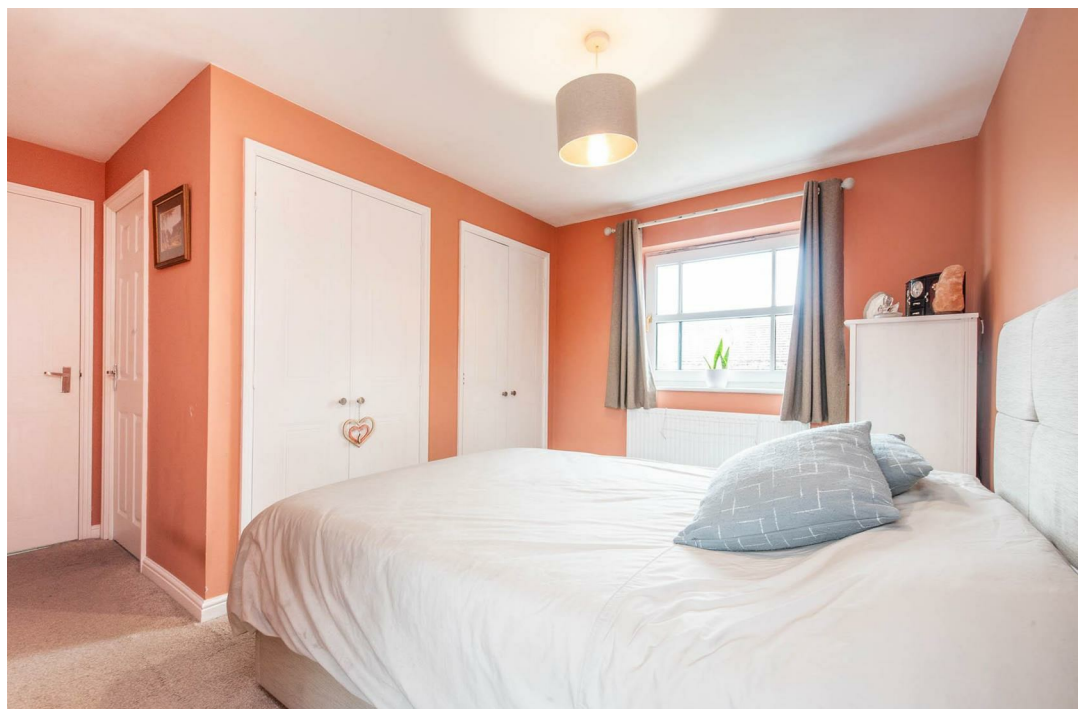
Heading upstairs, you will find three well-proportioned bedrooms, with the master and second bedroom benefiting from integrated storage. The master bedroom also boasts a private ensuite shower room. Additional storage can be found on the landing, while the three-piece family bathroom completes this level. The home also includes a part-boarded loft with lighting and a pull-down ladder for added storage. A new Worcester boiler was installed within the last two years, providing both efficiency and peace of mind for prospective buyers.

Externally, the home enjoys a generously sized, south-facing garden to the rear, featuring a laid lawn, raised decking area, and a convenient storage shed. To the side, there is one allocated parking space as well as additional visitor parking.

Early viewing is highly recommended to avoid any potential disappointment.





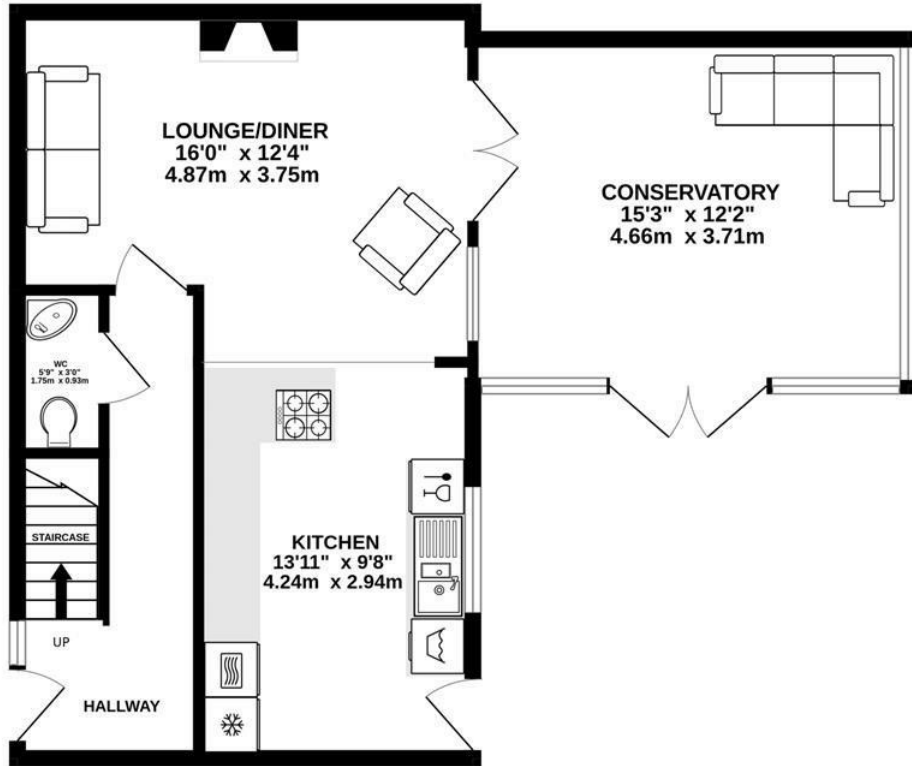




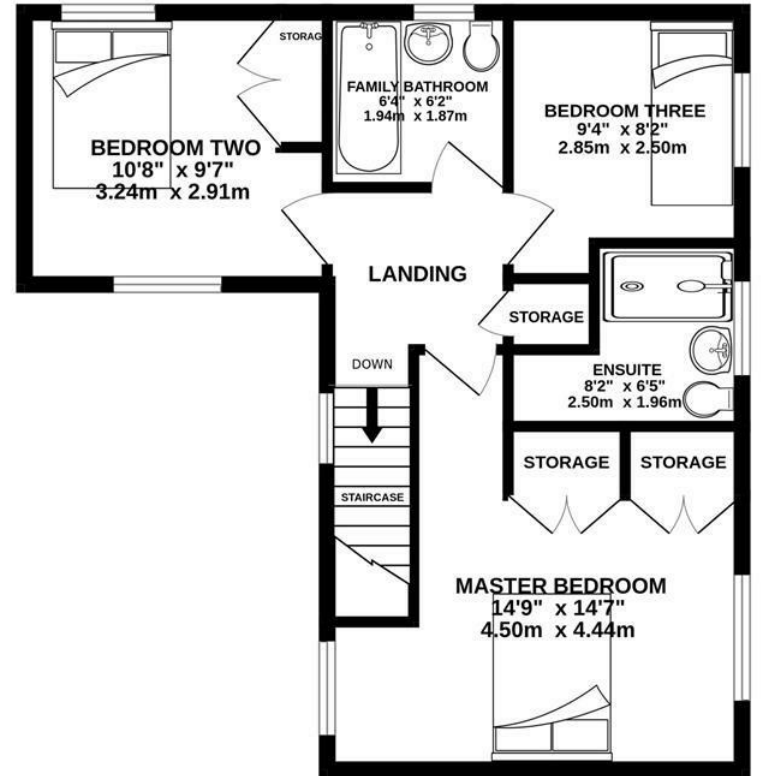




GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.

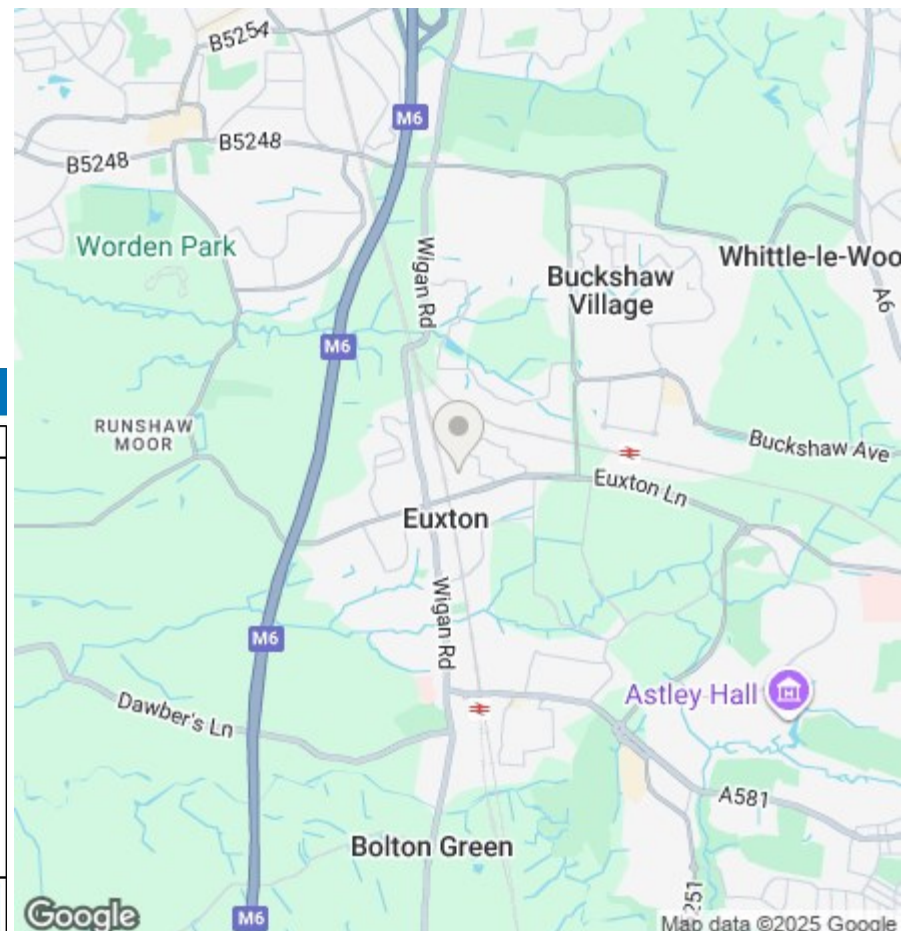


TOTAL FLOOR AREA : 1090 sq.ft. (101.2 sq.m.) approx.

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.  
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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>59</b>	<b>83</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	