



Chestnut Avenue, Euxton, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property in the heart of Euxton. Ideal for first-time buyers, this well-presented home offers a fantastic opportunity to step onto the property ladder in a sought-after residential area. The property is conveniently placed for local schools, shops, and everyday amenities, whilst Euxton train station is just a short distance away, offering direct routes into Preston, Manchester, and beyond. Excellent bus links and easy access to the M6 and M61 motorways also make this an ideal base for commuters, with the nearby towns of Chorley and Leyland offering a wider selection of retail, dining, and leisure facilities.

On entering the home, you are greeted by a welcoming reception hall which provides access to the staircase and the ground floor bathroom, fitted with a modern three-piece suite. The spacious lounge is located to the front of the property, featuring a central fireplace that creates a warm and inviting focal point. French doors lead seamlessly through to the dining room, perfect for both family meals and entertaining. From here, you can access the fitted kitchen, as well as a bright conservatory at the rear, which enjoys views over the garden and offers a flexible space for relaxation.

Moving upstairs, the property offers three generously sized bedrooms. Each room provides versatile accommodation that could be utilised as bedrooms, a home office, or a nursery, making this home well-suited to meet the changing needs of a growing family or young professionals.

Externally, the property benefits from a driveway to the front with space for one car, alongside a neatly kept lawn. To the rear, there is a single garage providing additional storage or parking, and a private garden laid mainly to lawn with a seating area positioned behind the garage – an ideal spot to enjoy the outdoors during the warmer months.

Overall, this is a lovely home in a highly desirable location that would make the perfect first step onto the property ladder.







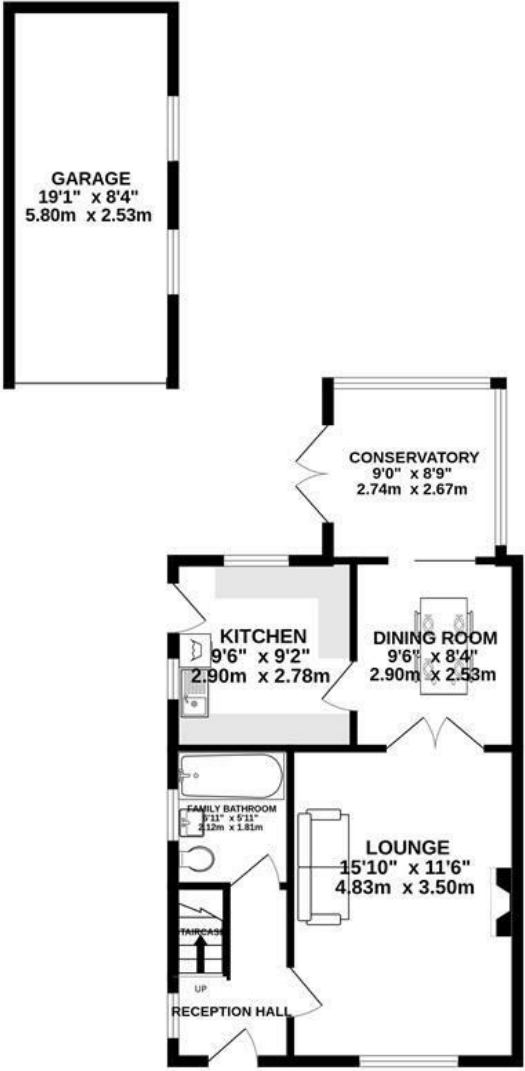




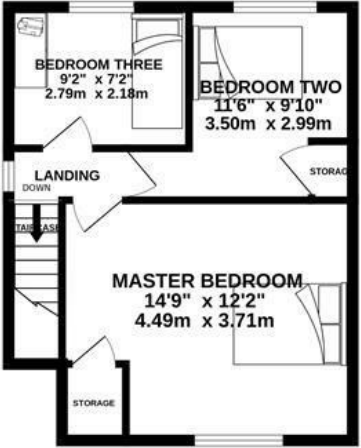


BEN ROSE

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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		
	70	77
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 	

