



Anderton Road, Euxton, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, ideally situated in the highly sought-after area of Euxton, Chorley. The property benefits from an excellent location with the M6 and M61 motorways just a short drive away and a train station right on your doorstep, making commuting to nearby towns and cities effortless. A variety of local amenities, bus routes, and shops are all within walking distance, while nearby green spaces provide the perfect setting for leisurely walks and outdoor relaxation.

Upon entering the home, you are welcomed into a spacious entrance hall that provides access to all ground floor rooms. The first door leads into the modern kitchen, which enjoys a large window overlooking the rear garden and a back door opening out to the side of the property. The kitchen is fitted with contemporary worktops, ample storage, and a range of integrated appliances including a five-burner gas hob, double oven, large fridge, and dishwasher. Further along, there is a convenient ground floor WC and a useful under-stairs storage cupboard. To the rear of the home sits the generous lounge/dining room, featuring a front-facing window and sliding doors that open directly onto the rear garden, creating a bright and sociable living space.

The first floor hosts all three bedrooms, each well-proportioned and thoughtfully laid out. The master bedroom is positioned at the front of the property and benefits from a built-in wardrobe and a large window allowing plenty of natural light. Bedroom two is rear-facing with a window overlooking the garden, while bedroom three is front-facing, making it ideal as a child's room, guest room, or home office. Completing this floor is the stylish four-piece family bathroom. The staircase itself is well lit, featuring a window at the top and additional windows at the lower level, enhancing the bright and airy feel throughout.

Externally, the property boasts a large driveway to the front, offering off-road parking for multiple vehicles, along with a front garden laid with artificial grass and bordered by shrubs to provide added privacy. To the rear, there is a spacious paved patio area complemented by artificial grass, creating a low-maintenance and versatile outdoor space. Also located to the rear is a large garage and a garden room, ideal for use as a home office, gym, or outdoor bar. Altogether, this is a fantastic family home offering generous living space, excellent transport links, and superb outdoor features.













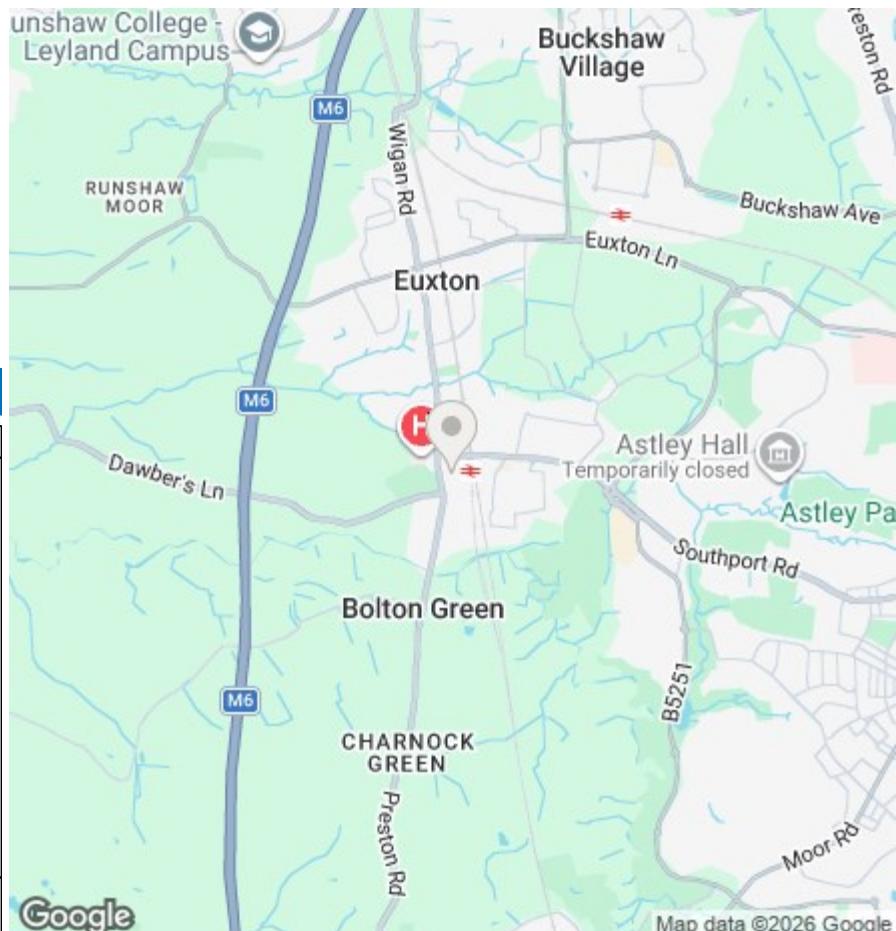
BEN ROSE



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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 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 | |