



## School Lane, Euxton, Chorley

**Offers Over £259,995**

Ben Rose Estate Agents are pleased to present to market this spacious and well-presented three-bedroom semi-detached home, situated in the highly sought-after village of Euxton, Chorley. Perfectly suited for families, this charming property offers generous living space throughout, complemented by a versatile layout and an abundance of natural light. Positioned within a quiet and desirable residential area, the home benefits from excellent access to a range of local amenities including well-regarded schools, shops and leisure facilities. Euxton is ideally located for commuters, with nearby train stations such as Euxton Balshaw Lane providing direct routes to larger towns and cities, as well as convenient access to the M6 and M61 motorways. Chorley town centre is just a short drive away, offering a wider selection of retail, dining and entertainment options, along with nearby countryside walks and parks for outdoor enjoyment.

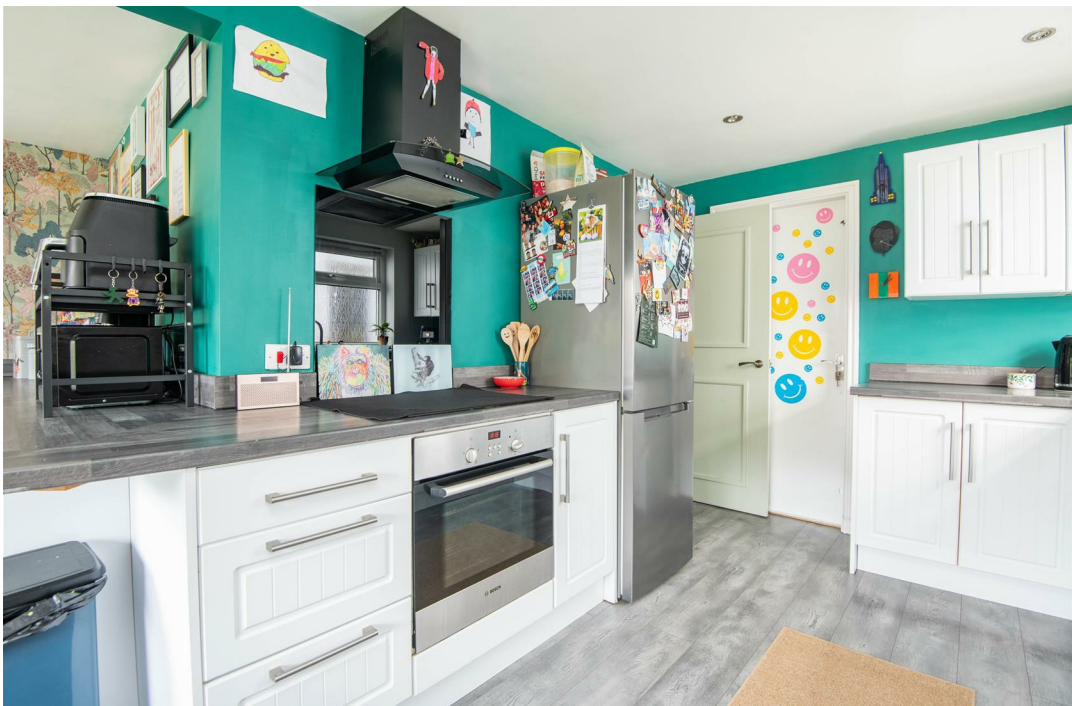
Upon entering the property, you are welcomed via a vestibule into the entrance hall, which provides access to the first floor stairs and leads through to multiple reception areas. To the rear is a cosy yet versatile snug/dining room, perfect for family meals or relaxing, while the main lounge offers a comfortable and inviting space for everyday living. Moving through a small internal hallway, you arrive at the impressively sized kitchen/diner, which is flooded with natural light and enjoys pleasant views over the rear garden. This fantastic space is ideal for both cooking and entertaining, with ample room for dining. The kitchen also provides internal access to the attached garage. Completing the ground floor is the first of two family bathrooms, fitted with a shower for added convenience.

To the first floor, the landing provides access to all three bedrooms, each offering flexibility to suit a growing family's needs. Two of the bedrooms are generously sized and benefit from built-in wardrobes, while the third bedroom is currently utilised as a dressing room but could easily serve as a nursery, office or additional bedroom. The upper floor is completed by a modern family bathroom, finished to a high standard and providing a practical yet stylish space.

Externally, the property continues to impress with a driveway to the front offering off-road parking and access to the attached garage, along with neatly maintained flower beds adding kerb appeal. To the rear, there is a substantial and beautifully maintained garden, featuring a large lawn, a decked seating area ideal for outdoor dining and entertaining, as well as a garden shed and well-stocked flower beds. This fantastic outdoor space provides the perfect setting for family life and relaxation. Overall, this is a wonderful opportunity to acquire a spacious and versatile home in a desirable village location, ideal for growing families seeking both comfort and convenience.







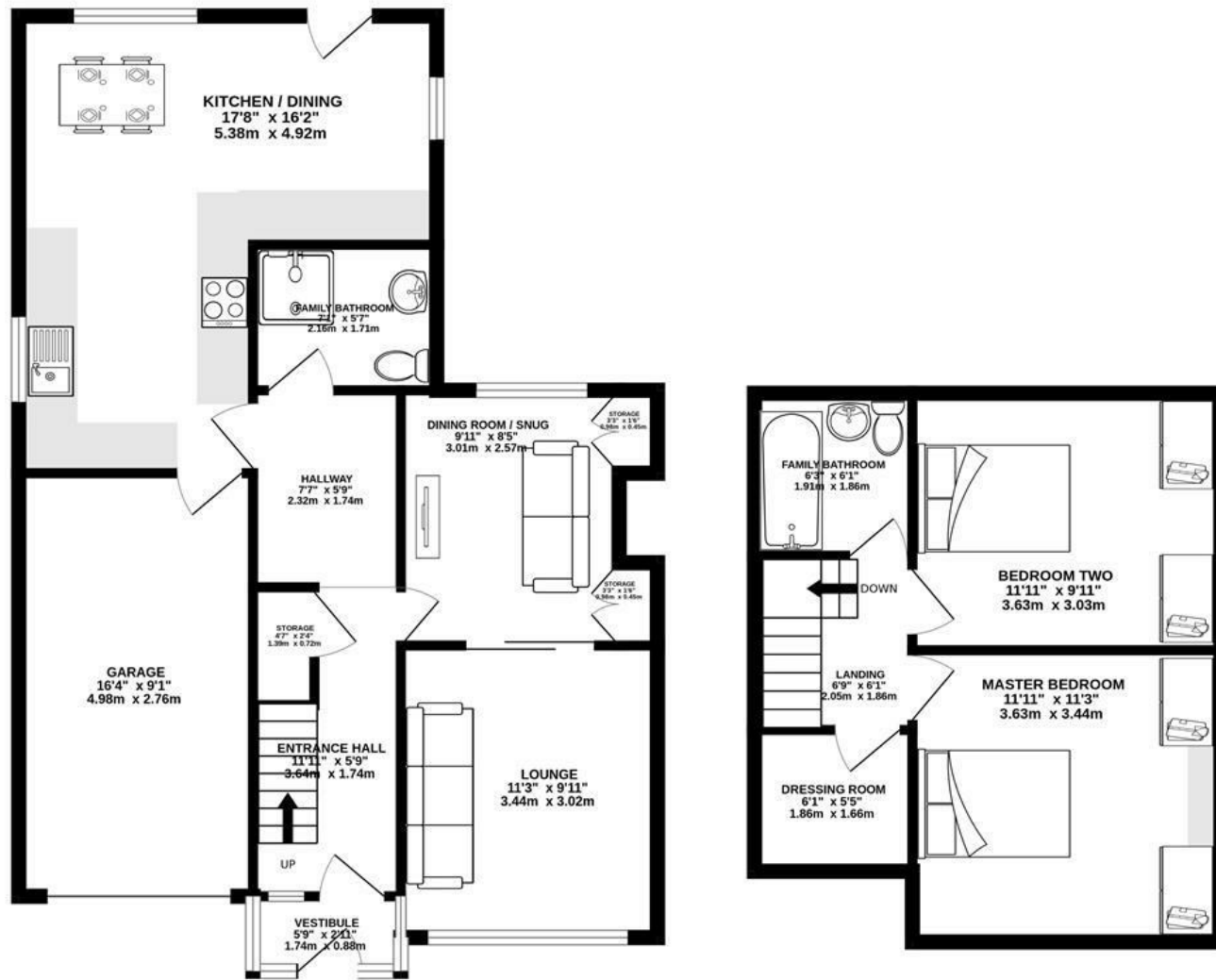






GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

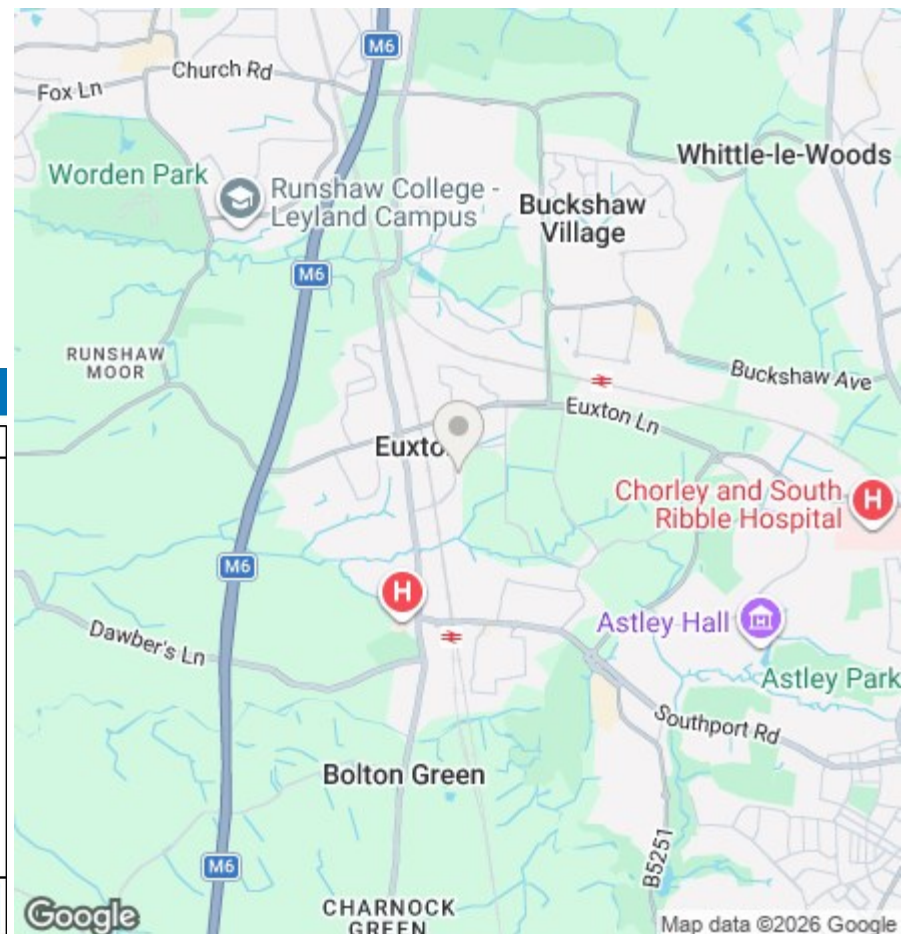


TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

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>55</b>	<b>73</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	