



redrose

23 Cherryfields

Euxton, Chorley, PR7 6JS

Offering beautifully proportioned accommodation throughout, the property features a welcoming entrance hallway, spacious lounge with double glazed bay window and feature fireplace with gas fire, plus a stylish fitted kitchen with integrated appliances and versatile family room. To the first floor are four well-proportioned bedrooms, including an impressive master with three double glazed windows and modern en-suite, together with a recently refitted contemporary family bathroom. Externally, the property benefits from a private and enclosed rear garden, laid to lawn with attractive wooden decking, plus an integral garage. The property is also sold with full planning permission for a single storey extension, with plans available to view.

Guide Price £390,000

EPC Rating 'C'





Property Description

HALLWAY

An impressive, elongated hallway creating an immediate sense of space and flow. Door to the integral garage and downstairs W.C.

DOWNSTAIRS W.C

A stylish three-piece downstairs W.C., fitted with a modern suite and finished to a high standard, offering both convenience and practicality for everyday living.

INTEGRAL GARAGE

An integral garage providing secure parking and additional storage space, with convenient internal access enhancing everyday practicality.

LOUNGE

19' 3" x 12' 9" (5.87m x 3.89m) A spacious and inviting lounge featuring a double glazed bay window, allowing for an abundance of natural light, complemented by a feature fireplace with gas fire creating a warm and cosy focal point. Double panel radiator and ceiling coving.



KITCHEN

A stylish and well-appointed fitted kitchen, thoughtfully designed with a range of modern units with under unit lighting and complementary work surfaces. Featuring a double integrated oven and four ring gas hob, along with integrated dishwasher and fridge, the space is perfectly suited to both everyday living and entertaining, combining practicality with a sleek contemporary finish. Stainless steel sink with drainer and mixer tap, Double glazed window to the rear and French door to the side.



FAMILY ROOM

11' 9" x 11' 0" (3.58m x 3.35m) A spacious and versatile family room, offering the perfect setting for both relaxing and entertaining, with ample space for a range of furnishings and a warm, inviting atmosphere. Double glazed French door and window to the rear garden, double panel radiator, wooden flooring and ceiling coving.

LANDING

Access to all first floor bedrooms, family bathroom and access to the loft which is integrated into the loft hatch and is boarded to provide storage.

MASTER BEDROOM

An impressive and generously proportioned master bedroom, beautifully presented to create a calm and inviting retreat, enhanced by three double glazed windows allowing for an abundance of natural light and a wonderfully bright, airy feel. Double panel radiator and three built in double wardrobes providing hanging space and shelving.



ENSUITE

A modern three-piece en-suite comprising a low level W.C., wash hand basin and shower, finished to a stylish standard and providing added convenience to the master bedroom. Part tiled walls, double glazed frosted window to the front aspect, radiator and ceiling recess lights.

BEDROOM TWO

8' 9" x 8' 8" (2.67m x 2.64m) A spacious second bedroom, well-proportioned and beautifully presented, offering ample room for furnishings and a bright, comfortable feel. Double glazed window to the rear aspect, double panel radiator and double build in wardrobe.



ENSUITE TWO

A contemporary second en-suite fitted with a modern three-piece suite, finished to a high standard and providing additional convenience for family living or guests. Double glazed frosted window to the side aspect and heated fitted mirror with light.



BEDROOM THREE

13' 4" (4.06m) A well-proportioned third bedroom, offering versatility for use as a bedroom, home office or nursery, with a bright and comfortable feel. Double glazed window to the rear aspect, double panel radiator and built in wardrobes.

BEDROOM FOUR

10' 1" x 6' 9" (3.07m x 2.06m) A good-sized fourth bedroom offering excellent versatility, with ample space for bedroom furniture and a bright, comfortable feel, ideal for family, guests or use as a home office.



FAMILY BATHROOM

A recently refitted and modern family bathroom, beautifully finished with a contemporary suite comprising a panelled bath with high-level shower over and glazed shower screen, along with a wash hand basin inset within a stylish vanity unit, combining practicality with a sleek, high-quality finish. Double glazed frosted window to the side aspect, heated chrome towel rail, part tiled walls and heated mirror with light.

EXTERNALLY

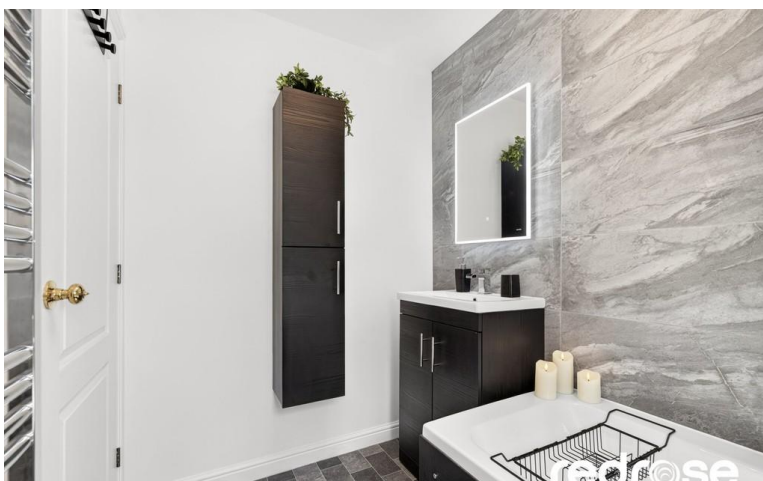
Externally, the property boasts a private and enclosed rear garden, featuring a well-maintained lawn, attractive wooden decking and fenced boundaries, creating an ideal space for outdoor dining, entertaining and relaxing.

LOCATION

Prime Euxton Location – Ideally positioned within the sought-after village of Euxton, offering excellent access to local amenities, reputable schools, countryside walks and transport links, while providing convenient access to Chorley and surrounding areas.

MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.





GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.2 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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