



## Cedar Avenue, Euxton, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, semi-detached bungalow, situated in a quiet and highly sought-after cul-de-sac in the heart of Euxton, Lancashire. This well-presented home is ideal for couples looking to downsize or step onto the property ladder, offering comfortable living spaces in a peaceful yet well-connected location. Euxton itself is a thriving village with a warm community atmosphere and a wide range of amenities including shops, cafes, and reputable schools. Excellent transport links are within easy reach, with Buckshaw Parkway and Euxton Balshaw Lane train stations nearby, providing direct routes to Manchester and Preston. The M6, M61 and M65 motorways are all easily accessible, making it an ideal location for commuters. Chorley town centre is just a short drive away, offering further shopping and leisure facilities.

Upon entering the property, you are welcomed into a central hallway that thoughtfully connects each room on the ground floor. To the front of the home is the second bedroom, which is ideal as a guest room or home office. Adjacent is the spacious master bedroom, filled with natural light and offering ample room for storage. Moving through to the heart of the home is a generously sized lounge, perfect for relaxing or entertaining, complete with a large window that overlooks the front garden. The well-appointed kitchen sits to the rear of the property and features a range of base and wall units with space for freestanding appliances. From here, the kitchen opens seamlessly into a bright and airy conservatory – a versatile space that can be used as a dining area or additional lounge – with direct access to the garden.

The bungalow offers all its living accommodation on one convenient level, making it especially appealing to those seeking a home with minimal steps. The bathroom is located just off the main hallway and is fitted with a three-piece suite including a walk-in shower, wash basin and WC. The layout is both practical and well-suited to modern living, with each room flowing effortlessly into the next.

Externally, the property benefits from a gated front entrance and a private driveway that comfortably accommodates two vehicles, in addition to a detached garage positioned to the side. The front garden is well-kept and adds a welcoming touch to the home's kerb appeal. To the rear, you'll find a beautifully landscaped garden with a generous patio area – perfect for outdoor dining or enjoying a morning coffee. The patio leads down to a well-maintained flower bed, offering an open outlook and a peaceful setting to relax.

In summary, this delightful bungalow provides an ideal blend of comfort, convenience and charm. With its desirable location, well-proportioned rooms, and attractive outdoor space, this is a wonderful opportunity for couples seeking a move-in ready home in a popular area of Euxton. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer.





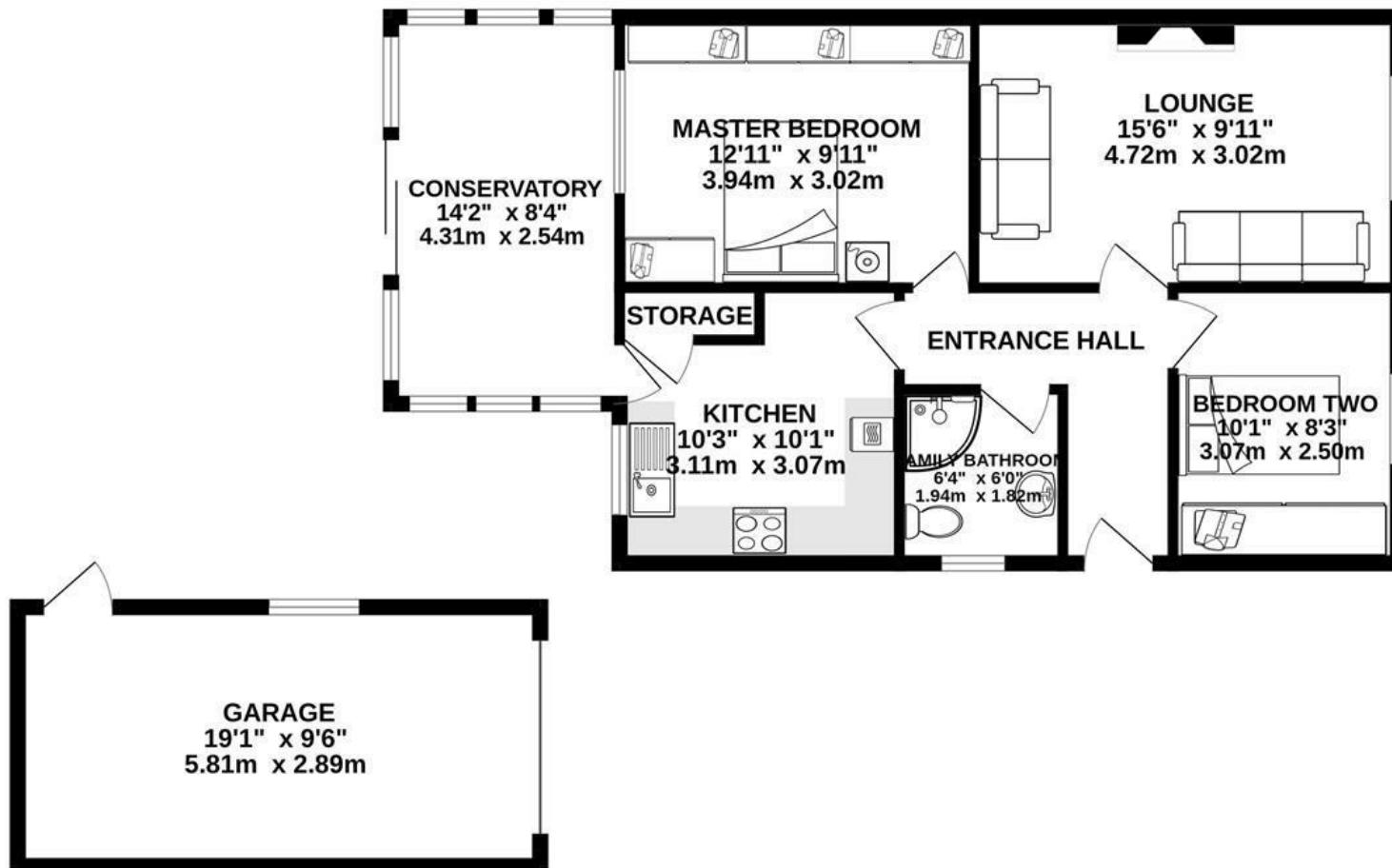








## GROUND FLOOR 862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	68	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

