



## Baronsway, Euxton, Chorley

**Offers Over £259,995**

Ben Rose Estate Agents are pleased to present to market this charming five-bedroom semi-detached property, situated in the highly sought-after area of Euxton. This home is ideal for families or those looking to upsize, offering generous living space throughout. Conveniently located just a short drive from Chorley town centre, the property benefits from excellent local schools, shops, and amenities, along with fantastic travel links via the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance porch/cloakroom. From here, you enter the spacious lounge, which features a central fireplace, a large window overlooking the front aspect, and an open staircase leading to the upper level. The lounge flows through to the open plan kitchen/diner. The kitchen offers generous storage and includes integrated appliances including a fridge, freezer, oven, and hob. The dining area provides plenty of space for a large family table and benefits from sliding patio doors opening out to the rear garden.

To the first floor, there are three well-proportioned bedrooms, two of which are doubles, with the third ideal as a nursery or home office. A three-piece family bathroom with an over-the-bath shower completes this level.

The second floor has been converted to provide two additional generously sized double bedrooms, along with convenient eaves storage.

Externally, the property benefits from a private driveway to the front providing off-road parking. The driveway extends to the side, leading to a detached single garage with up-and-over access. To the rear is a generously sized, south-facing garden featuring a lawn, flagged patio area, and a useful storage shed- ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





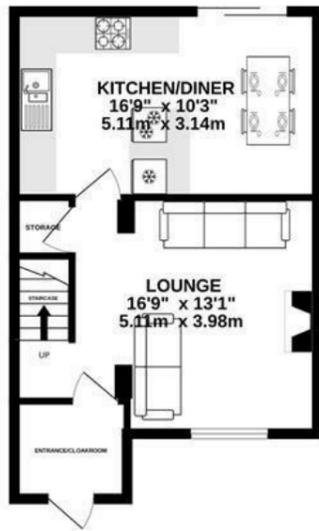
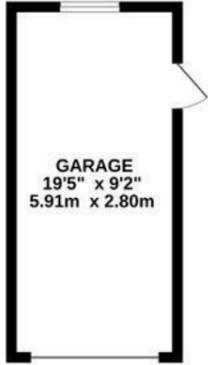




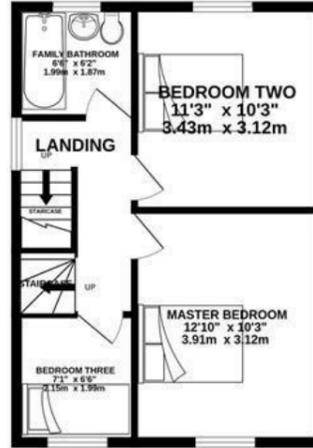




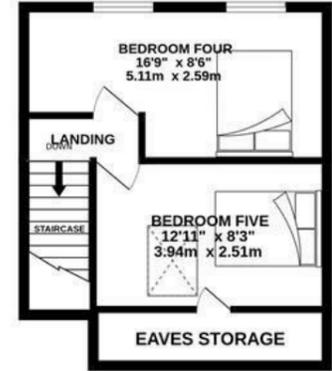
GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR  
321 sq.ft. (29.9 sq.m.) approx.

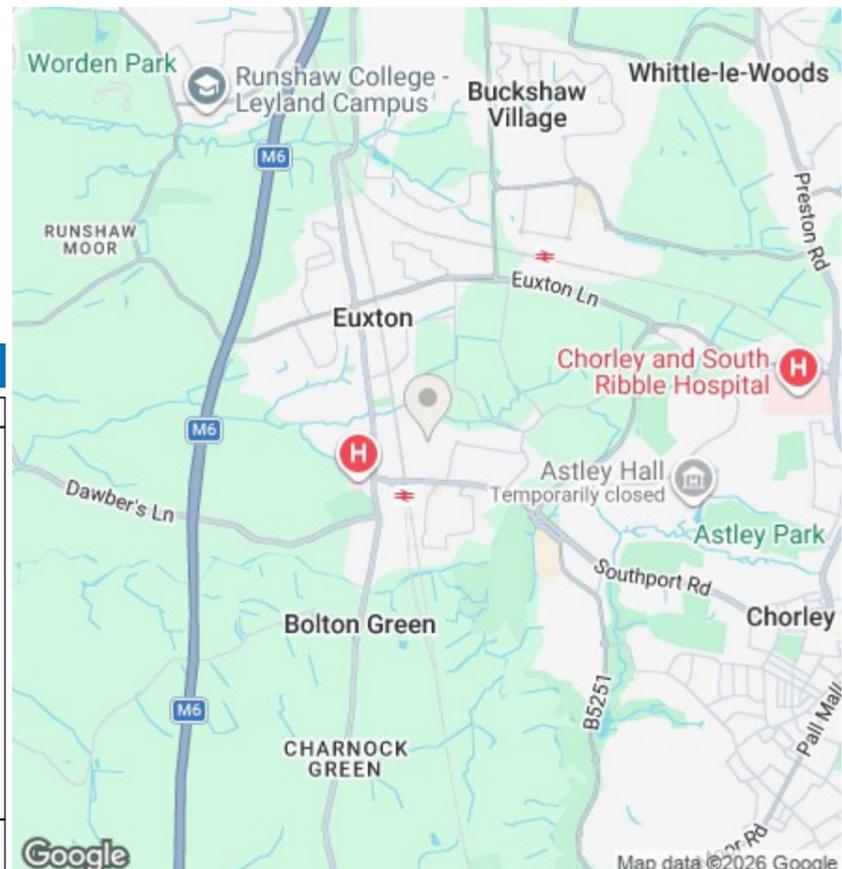


TOTAL FLOOR AREA : 1307 sq.ft. (121.5 sq.m.) approx.

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) <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>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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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