BEN ROSE

St. Marys Gate, Euxton, Chorley

Offers Over £104,995

This property is part of the Over 55's Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 75% of the property, with Places for People owning the other 25%. For enquiries regarding applications and eligibility please contact our office

Ben Rose Estate Agents are pleased to present to market this well-positioned semi-detached bungalow, offering comfortable and practical single-storey living in the popular village of Euxton. Ideally suited to couples or retirees, the property provides well-proportioned accommodation alongside useful storage and a low-maintenance outdoor space. Euxton offers a convenient combination of village living and excellent connectivity, with local shops and everyday amenities available within the area, including the Runshaw Lane local centre, library, medical centre and pharmacy. For those who enjoy getting out and about, the village also benefits from facilities including Millennium Green and Greenside Recreation Fields, whilst the nearby towns of Chorley and Leyland provide a wider range of shopping, dining and leisure options. Transport links are another key benefit, with Euxton Balshaw Lane railway station providing services towards Preston, Wigan, Liverpool and Blackpool, while Buckshaw Parkway offers further connections towards Chorley, Preston, Manchester and Manchester Airport. The M6 and M61 motorways are also conveniently accessible, making this a well-connected location for those travelling throughout Lancashire and beyond.

Entering the property, the entrance hall provides access to the principal rooms and immediately highlights the practical layout of this comfortable bungalow. The generously sized lounge offers plenty of room for both comfortable seating and a dining table, creating a versatile space for relaxing and entertaining. The room also benefits from good natural light and provides access into the well-equipped kitchen, which features a good amount of worktop space and a range of cupboards for storage. Continuing from the entrance hall, the comfortable double master bedroom offers a peaceful place to unwind and benefits from multiple built-in wardrobes and drawers, providing excellent storage while helping to maximise the available floor space. Completing the accommodation is the three-piece family bathroom, which includes a shower, alongside several useful storage solutions positioned throughout the property. One of these also doubles as a utility cupboard, with plumbing provided for additional practicality.

As this is a single-storey bungalow, all of the accommodation is conveniently arranged on the ground floor, meaning there are no stairs to contend with and the property offers particularly easy day-to-day living. The layout provides a straightforward flow between the entrance hall, living space, kitchen, bedroom and bathroom, making the home well suited to those looking for a manageable property without compromising on useful living space. The additional storage and utility facilities are also practical touches that add to the functionality of the accommodation.

Externally, the property is approached via a lovely and well-maintained paved front yard, providing a low-maintenance outdoor area with ample potential for placing outdoor furniture, creating attractive flower beds or adding pots and planters. The space is enclosed by a surrounding picket fence, giving the frontage a pleasant and welcoming feel. Overall, this is a practical and well-located semi-detached bungalow offering comfortable accommodation, useful storage and an easy-to-maintain exterior, making it an appealing choice for couples or retirees seeking convenient single-storey living in the popular Euxton area.

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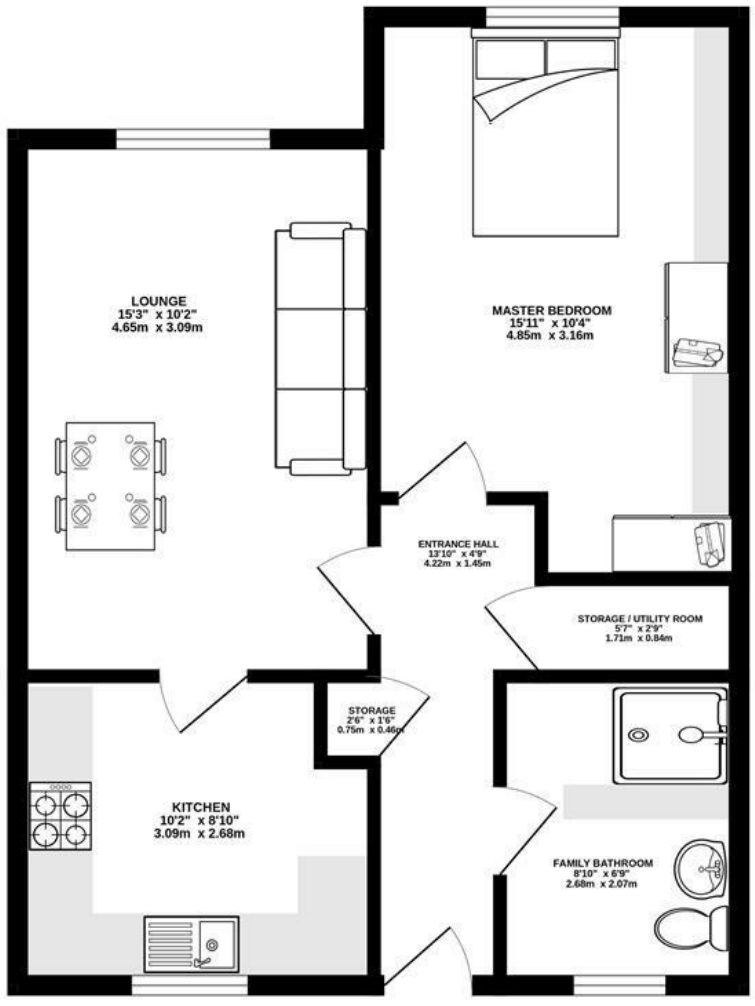
GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 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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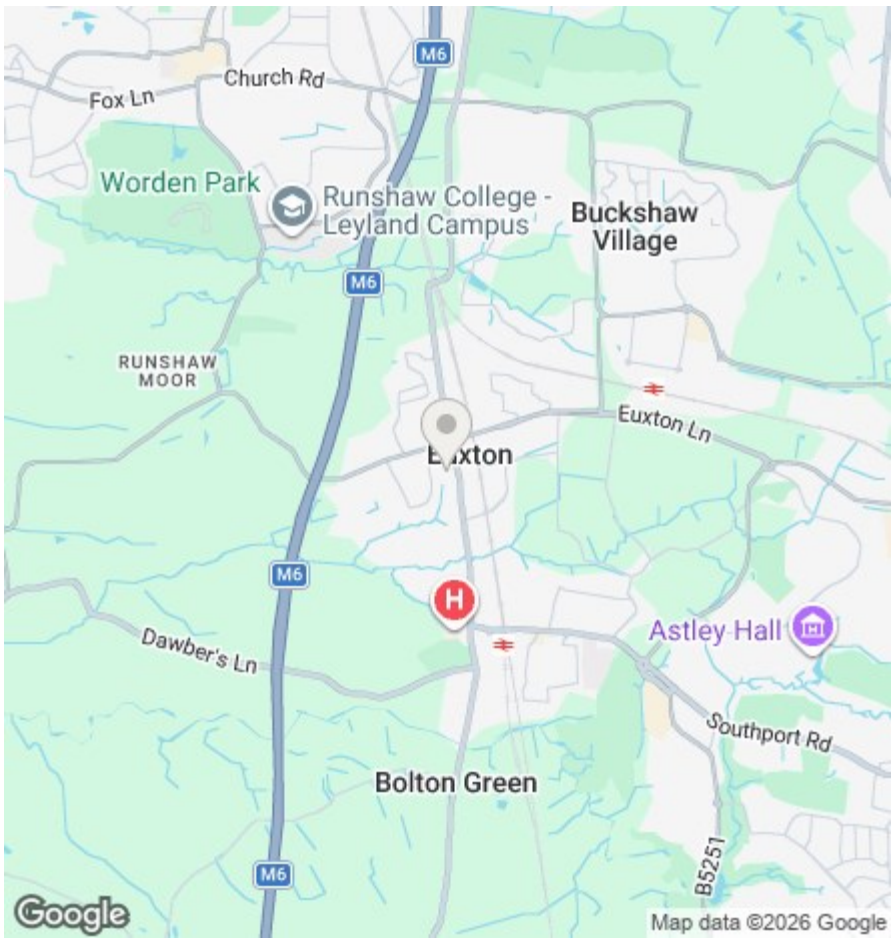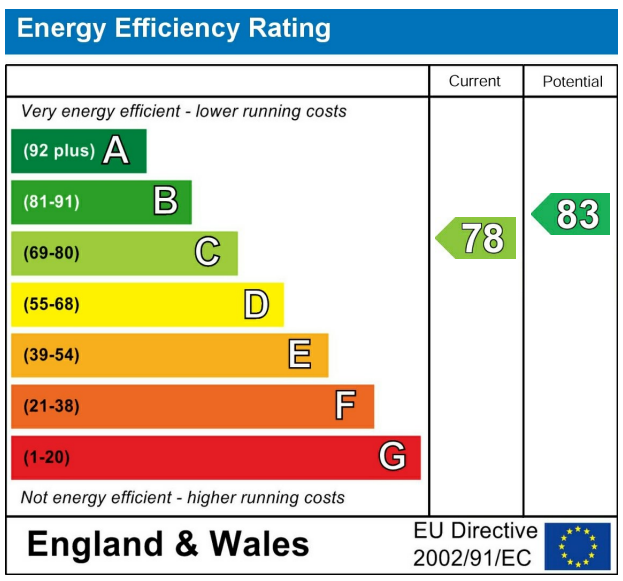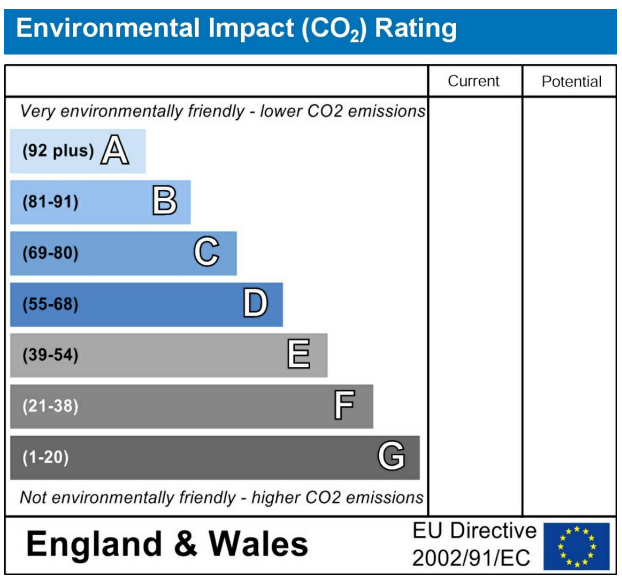
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.