BEN ROSE



Yew Tree Avenue, Euxton, Chorley **Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property in the heart of Euxton. Euxton is well regarded for its excellent local schools, nearby amenities and green spaces, while also offering fantastic travel links. Both Euxton Balshaw Lane and Buckshaw Parkway train stations are within easy reach, providing direct routes to Preston, Manchester and beyond. The M6, M61 and M65 motorway networks are also close by, making commuting convenient, while nearby towns such as Chorley, Leyland and Preston offer a wide range of shops, restaurants and leisure facilities.

Stepping into the property, you are welcomed into the entrance hallway where a staircase leads to the upper level. On the left, you will enter the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. From here, double doors lead through to the dining room, which is set within an open plan layout with the kitchen. The dining area provides plenty of space for a family dining table, while the kitchen offers generous storage with an integrated oven, hob, and freezer, along with a single door leading out to the side of the property. A modern three-piece family bathroom, accessed from the entrance hall, completes the ground floor.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a private ensuite shower room.

Externally, the home boasts a private driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the property, leading to a single detached garage at the rear, which is equipped with power and lighting and accessed via an up-and-over door. The rear garden is generously sized, featuring a lawn and flagged patio area—perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





































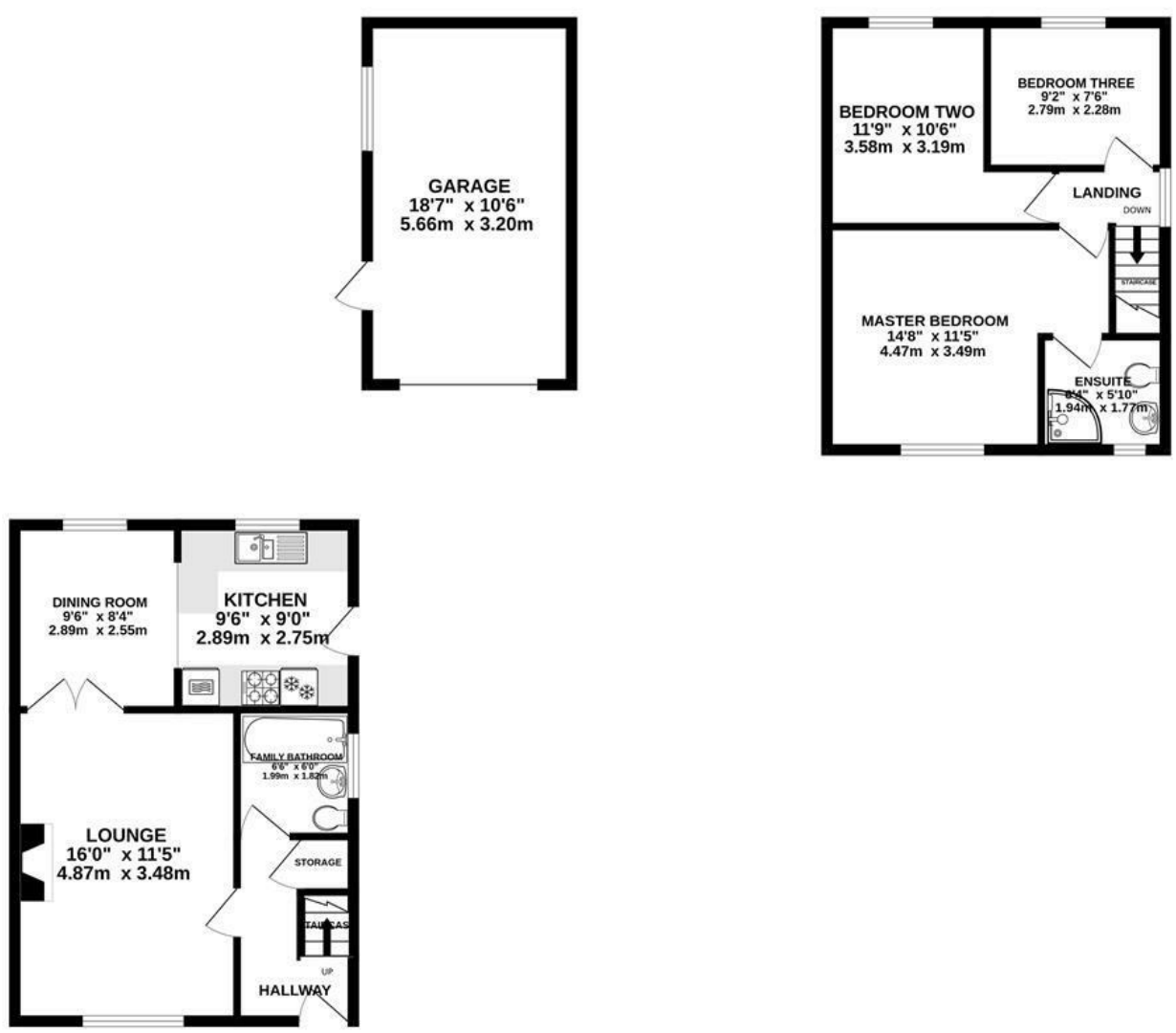


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GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

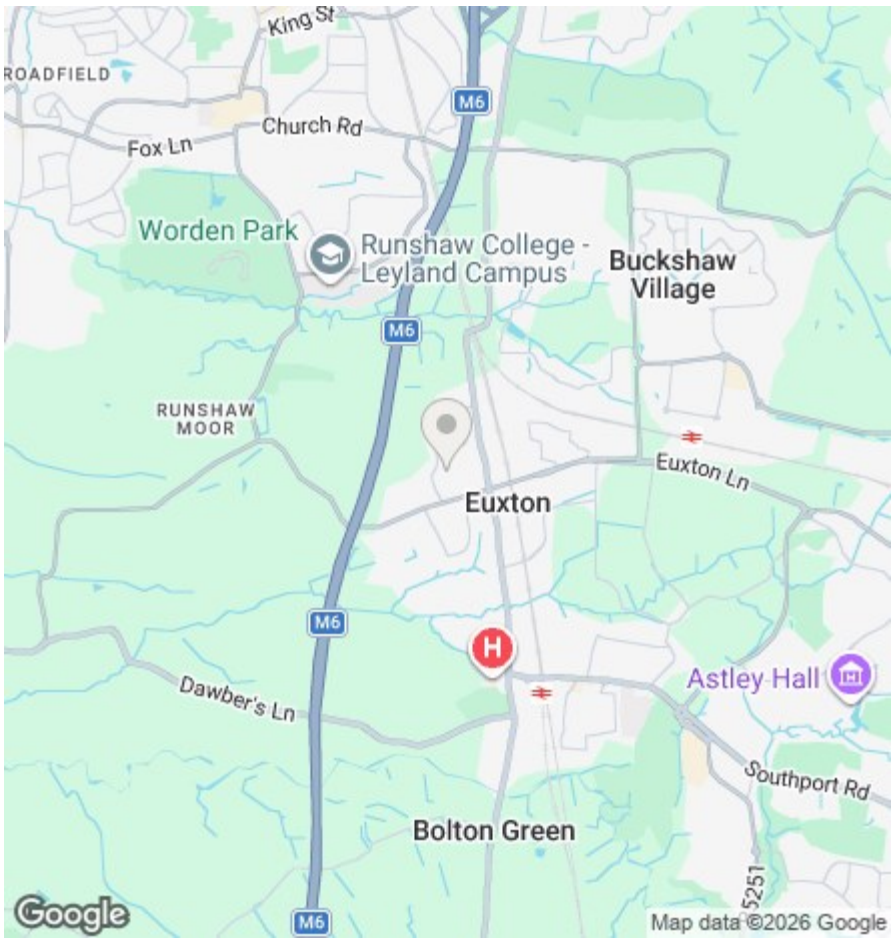
1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.

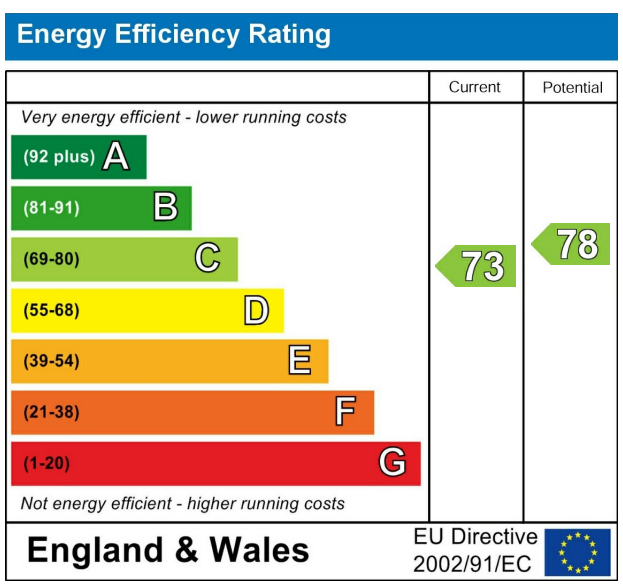


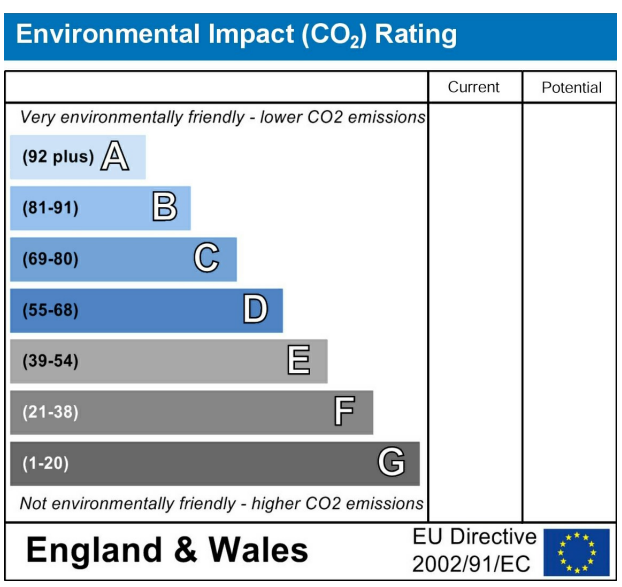
TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

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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