



14 Briar Avenue

Euxton, Chorley, PR7 6BG

Deceptively spacious semi-detached home, being sold with no chain delay. The property is situated in a popular area of the village which features easy access to open countryside, good neighbourhood amenities including a range of local shops, a primary school, healthcare facilities and Euxton library. Internally the property comprises; entrance hallway, extended lounge/dining, conservatory with under floor heating, kitchen, ground floor bathroom and three bedrooms. Externally there are gardens to the front, and south facing rear patio, driveway and a single detached garage.

Asking Price Of £235,000

EPC Rating '51 E'





Property Description

HALLWAY

9' 3" x 6' 0" (2.82m x 1.84m) Entrance into to the hallway, leading to lounge, bathroom and stairs leading to first floor. UPVC window, radiator. Under stairs storage

LOUNGE

16' 0" x 10' 11" (4.88m x 3.33m) Large lounge with stone fire surround and gas fire, wall lights, uPVC window, radiator, leading to the dining area.

DINING ROOM

9' 4" x 8' 4" (2.86m x 2.55m) Dining Room leading from the lounge, door to the kitchen, double uPVC doors leading to the conservatory, radiator

KITCHEN

8' 11" x 9' 4" (2.74m x 2.85m) A range of wall and base units, stainless steel sink and drainer, integrated dishwasher, fridge, electric hob and extractor fan, uPVC window, radiator and door leading into driveway and the rear garden



CONSERVATORY

11' 4" x 9' 3" (3.46m x 2.82m) Good size conservatory with under floor heating and wall heater. Double uPVC doors leading outside to the rear.

MASTER BEDROOM

14' 7" x 11' 4" (4.45m x 3.47m) Master double bedroom benefitting from fitted wardrobe and over bed storage uPVC window to the front, radiator, leading to fitted en-suite shower room

EN-SUITE

7' 3" x 2' 6" (2.21m x 0.78m) Shower cubical, hand basin, WC uPVC window to the front, tiled walls.

BEDROOM TWO

10' 7" x 8' 6" (3.23m x 2.60m) Double bedroom, uPVC window to the rear, radiator, store cupboard

BEDROOM THREE

9' 1" x 7' 6" (2.77m x 2.29m) Double bedroom with storage into the attic area, uPVC window to the rear, radiator

BATHROOM

Three piece bathroom suite with low level WC, wash hand basin, bath with shower over the bath.

GARAGE

19' 3" x 9' 4" (5.87m x 2.86m) Garage sits to the rear of the property

OUTSIDE

Externally, the front has a good sized lawn and flower beds, driveway with a single garage and parking for an abundance of vehicles. The rear garden is south facing with Indian stone patio a great place to sit and entertain in the summer months.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Whilst every effort 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given that they are in working order. The photographs and floorplan are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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