



36 Briar Avenue

Euxton, Chorley, PR7 6BQ

This beautifully extended three/ four-bedroom semi-detached property offers the ideal combination of space and style, perfectly suited for modern family living. The home features a spacious open-plan lounge through to kitchen. Formal Lounge and a dining room/ bedroom four. Enhanced by the extension ...

Guide Price £270,000

EPC Rating '70c'





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Property Description

ENTRANCE HALL

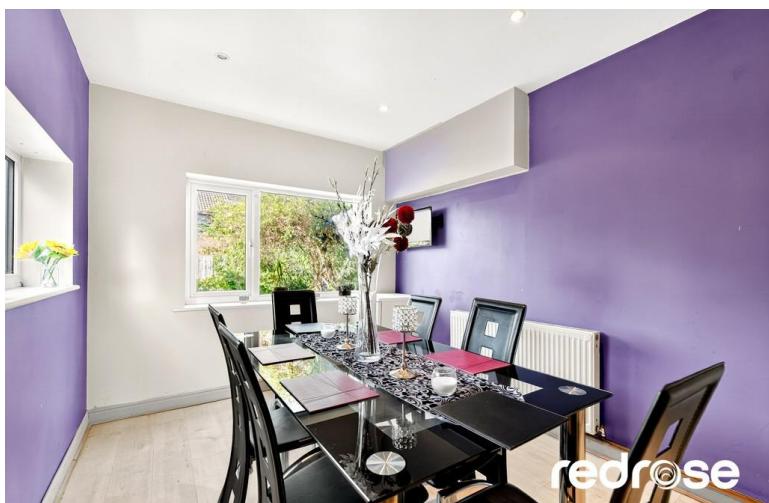
Featuring laminate flooring, a radiator, and stairs rising to the first floor with handy under-stairs storage.

RECEPTION ROOM

14' 3" x 10' 5" (4.34m x 3.18m) A bright and welcoming living area featuring a double-glazed front window allowing plenty of natural light. The room benefits from solid polished bamboo flooring, radiator heating, and ceiling light points. Space for a fireplace, with gas pipe access, offering the opportunity to add a cosy focal point.

LOUNGE/DINER

15' 1" x 10' 6" (4.6m x 3.2m) A bright and inviting space, perfect for family meals or entertaining, featuring double French PVC doors that open directly onto the rear garden, flooding the room with natural light. The room has laminate flooring, a ceiling light point, and a large under-stairs storage cupboard for added practicality. It opens seamlessly into the kitchen, creating a fluid and sociable layout ideal for modern living.



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KITCHEN

9' 10" x 7' 1" (3m x 2.16m) Fitted with a range of wall and base units and a tiled floor, this kitchen features a stainless steel inset sink and drainer, gas cooker with oven, and extractor fan. A double-glazed rear window with natural light, complemented by ceiling light points for a bright and practical workspace.

DINING ROOM/BEDROOM FOUR

13' 9" x 8' 8" (4.19m x 2.64m) A partly converted garage offering flexible space with potential for a home office, gym, or additional living area. The room features laminate flooring, ceiling light points, and electrical points, with scope to adapt further to suit your needs.

LANDING

Laminate floor, radiator, loft access, ceiling light point.

MASTER BEDROOM

15' 2" x 9' 0" (4.62m x 2.74m) A well-appointed bedroom featuring a fully fitted wardrobe with dresser, double-glazed front window, radiator, TV point, and halogen chrome spotlights. The laminate flooring completes this stylish and practical space.

BEDROOM TWO

10' 4" x 8' 10" (3.15m x 2.69m) A comfortable bedroom with a double-glazed rear window, easily accommodating a double bed. The room features laminate flooring, a radiator, and a ceiling light point, creating a bright and practical space.

STUDY/BEDROOM

10' 4" x 5' 10" (3.15m x 1.78m)

BEDROOM EXTENSION

18' 9" x 8' 7" (5.72m x 2.62m) A bright and spacious master bedroom featuring double-glazed windows to the front and rear, allowing natural light to fill the room. It benefits from laminate flooring, a TV aerial point, and fitted six-door wardrobes with spotlights above, offering stylish and practical storage.

BATHROOM

A well-appointed bathroom with tiled floor and ceiling, fitted with a three-piece suite comprising a corner bath with electric shower, WC, and pedestal wash hand basin. The room also features a radiator, double-glazed side window, and halogen ceiling lights, combining practicality with style.

EXTERNALLY

To the front, the property boasts a walled garden with a driveway for three cars, planted hedges, and small shrubs.





The rear garden is low-maintenance, featuring pebbled and flagged areas, a decking area for seating, a storage shed, and side access to the property.

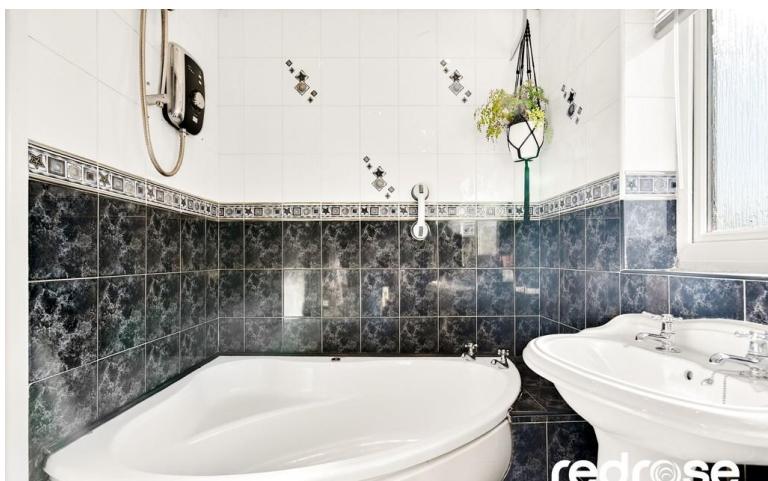
LOCATION

Located in the desirable village of Euxton, Lancashire, this property enjoys a peaceful setting while being well-connected for commuting. The village lies approximately 2 miles southeast of Leyland and 6 miles south of Preston, with easy access to the M6 motorway and nearby railway stations at Euxton Balshaw Lane and Buckshaw Parkway.

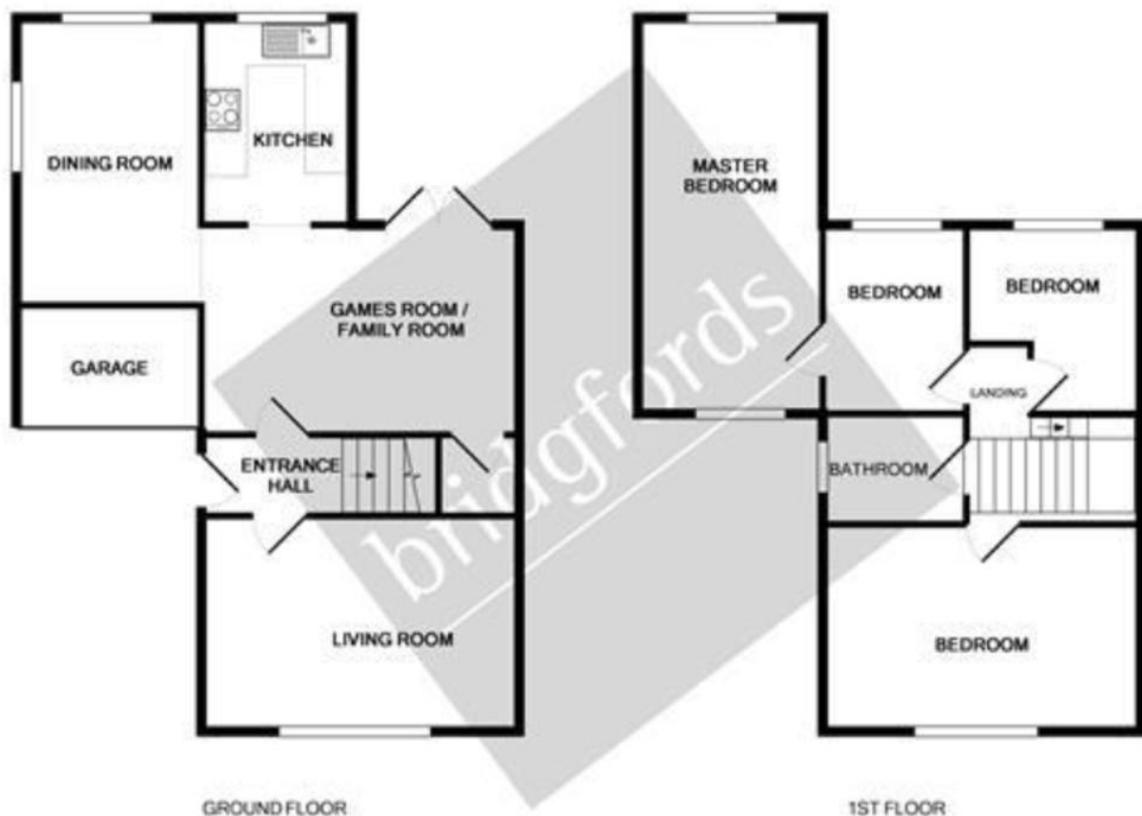
Euxton offers a friendly community atmosphere, excellent local amenities, and is close to schools, parks, and recreational facilities, making it an ideal location for families and professionals alike.

MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.







Measurements are approximate. Not to scale. Illustrative purposes only.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |