



redrose

20 Briar Avenue

Euxton, Chorley, PR7 6BG

Situated on a generous corner plot within the popular village of Euxton, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for first-time buyers and families. The property comprises a bright and spacious lounge, along with an open plan dining area leading into a fitted kitchen and a three-piece shower room off the hallway. To the first floor are three bedrooms, including a spacious master. Externally, the property benefits from lawned gardens with well-stocked mature borders, along with a driveway to the side providing off-road parking and access to a detached garage

Guide Price £210,000

EPC Rating 'TBC'





Property Description

HALLWAY

A welcoming hallway with double glazed window to the side aspect and stairs to the first floor.

LOUNGE

16' 5" x 11' 9" (5m x 3.58m) A spacious and inviting lounge offering a bright and airy feel, enhanced by generous proportions and ample natural light. This well-presented living space provides the perfect setting for both relaxing and entertaining. Double glazed window to the front aspect, radiator, ceiling coving and modern style fireplace.

DINING/ AREA

9' 11" x 8' 5" (3.02m x 2.57m) A bright and spacious open plan dining area leading through to the kitchen, offering a modern and sociable layout perfect for family life and hosting guests. With double glazed window to the rear.



OPEN PLAN KITCHEN

9' 5" x 9' 1" (2.87m x 2.77m) A well-presented fitted kitchen offering a range of wall and base units, complemented by a one and a half bowl stainless steel sink with drainer and mixer tap, with space for white goods and a cooker. Double glazed window to the rear and double glazed French door to the side aspect.

LANDING

Double glazed window to the side aspect and access to the first floor rooms and loft.

MASTER BEDROOM

14' 10" x 11' 5" (4.52m x 3.48m) A generously sized master bedroom providing a light and airy feel, with plenty of space for wardrobes and additional furniture. Double glazed window to the front aspect, radiator and exposed wooden flooring.



BEDROOM TWO

10' 8" x 8' 7" (3.25m x 2.62m) Another good sized double bedroom with double glazed window to the rear aspect, radiator and exposed wooden floor.

BEDROOM THREE

9' 2" x 7' 7" (2.79m x 2.31m) A good size third bedroom with double glazed window to the rear aspect, radiator and wall mounted gas central heating boiler.



BATHROOM

Modern three-piece shower room featuring a walk-in shower enclosure, low level W.C. and wash hand basin inset into vanity unit. Double glazed frosted window, heated chrome towel radiator and ceiling recess lights.

EXTERNALLY

Occupying a desirable corner plot, the property offers well-maintained lawned gardens with mature, well-stocked borders. A driveway to the side provides ample off-road parking and access to the garage.

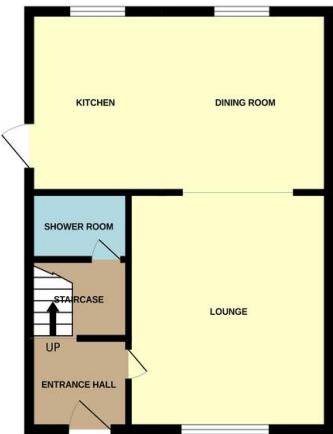
LOCATION

Situated within the highly sought-after village of Euxton, this property benefits from a convenient location close to Chorley town centre, excellent local schools and a range of amenities. The area offers fantastic transport links including nearby motorway access and rail connections, making it ideal for commuters.

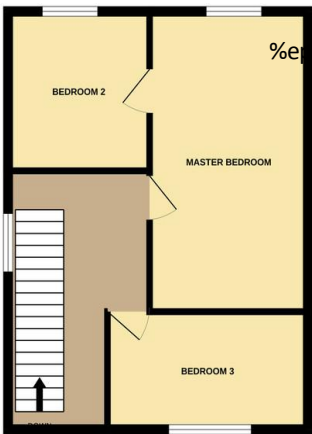
MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.

GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.5 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 for 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.
Made with Metropix ©2025



Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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