



106 Highways Avenue, Euxton

Offers in Region of **£269,995**

ARNOLD & PHILLIPS
ESTATE AGENTS



106 Highways Avenue

Euxton, Chorley

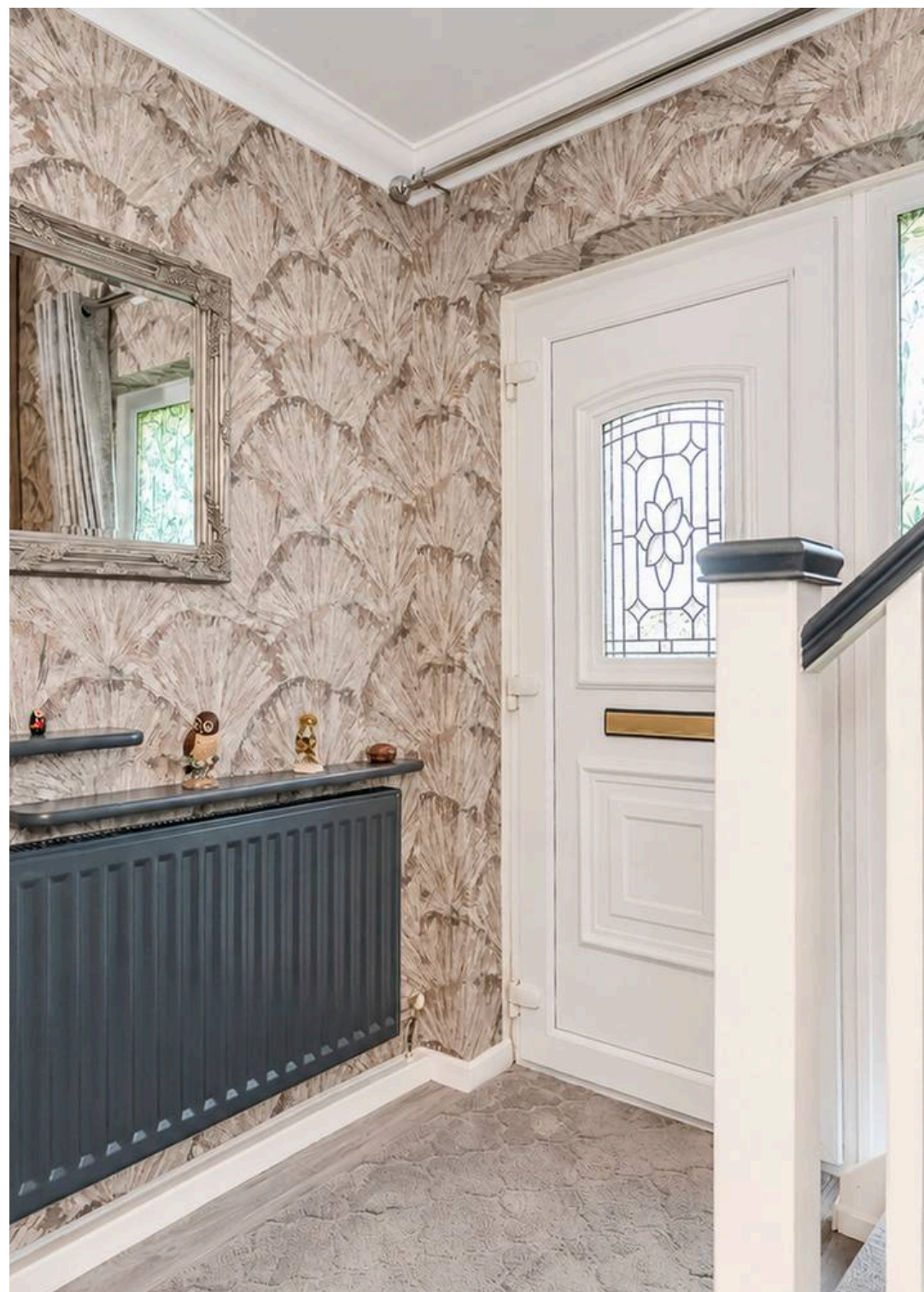
A Three-Bedroom Detached Home With Garden And Garage In Euxton. Arnold & Phillips Chorley are proud to present this three-bedroom detached home in Euxton, where separate reception rooms, a recently fitted kitchen and a pergola-framed garden give the accommodation a pleasing sense of order. The house offers approximately 881 sq ft of internal accommodation, with a separate garage of approximately 190 sq ft. A ground-floor WC, three first-floor bedrooms and an upstairs bathroom with both a bath and separate shower enclosure complete a practical arrangement.

A welcoming hall links two distinct reception rooms. The lounge provides a comfortable setting for everyday relaxation, while the separate dining room offers a natural place to gather over meals. Their separation allows each room to be used in its own way, with the dining room positioned beside the kitchen for an easy connection between cooking and dining.

Kitchen & Dining. The kitchen is fitted with a range of units and work surfaces, with appliances visible in the photographs. The vendor advises that it was recently fitted. Its position beside the dining room makes the ground-floor layout straightforward and convenient for day-to-day use.

Bedrooms & Bathrooms. Upstairs, three bedrooms are arranged around the landing. The first and second bedrooms are the larger rooms, with a third bedroom completing the accommodation. The bathroom includes a bath and separate shower enclosure, as shown on the floorplan and in the photographs. A WC on the ground floor provides an additional everyday facility.

Outside. The rear garden combines a lawn with planted borders and a paved seating area beneath the pergola. It creates a natural setting for outdoor dining and relaxed time outside. The vendor advises that LED lighting is fitted within the pergola, with outside lighting and power sockets also present. A separate garage, shown on the floorplan at approximately 190 sq ft, has power according to the vendor. Driveway parking is provided; the capacity has not been confirmed.





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Euxton, Chorley

Location & Lifestyle. Euxton offers local services and community facilities, with further amenities available in Chorley. Euxton Medical Centre is based at St Marys Gate. Euxton Balshaw Lane station provides a rail option for journeys through the area, with current service information available from Northern. Euxton Church of England Primary School is one of the local schools; prospective families should check admissions arrangements directly. For a wider day out, Yarrow Valley Country Park has walking and leisure facilities.









106 Highways Avenue

Euxton, Chorley

- Three-Bedroom Detached Home In Euxton With Driveway Parking
- Approximately 881 Sq Ft Of House Accommodation Plus A Separate Garage
- Separate Lounge And Dining Room Create Two Distinct Reception Spaces
- Recently Fitted Kitchen
- Three First-Floor Bedrooms Arranged Around A Central Landing
- Upstairs Bathroom With A Bath And Separate Shower Enclosure
- Ground-Floor WC And Washbasin Beside The Entrance Hall
- Rear Garden With Lawn, Planted Borders And A Paved Patio
- Pergola LED Lighting, Outside Lighting And Power Sockets,
- Recent Boiler Replacement

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leisure facilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

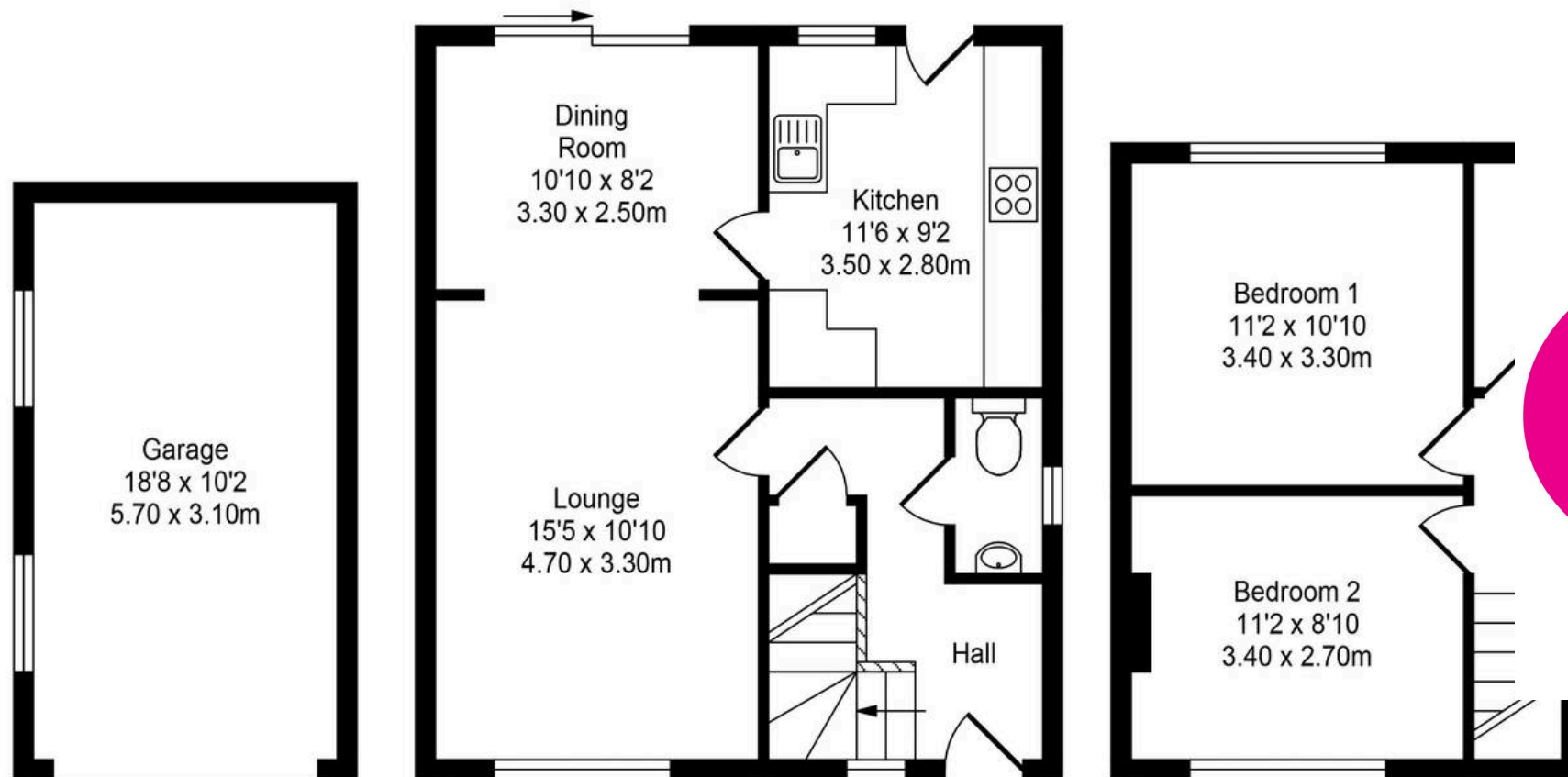






Total Approx. Floor Area 1071 Sq.ft. (99.46 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 190 Sq.Ft
(17.67 Sq.M.)

Approx. Floor
Area 487 Sq.Ft
(45.26 Sq.M.)

Approx. Floor
Area 393 Sq.Ft
(36.53 Sq.M.)

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