



**Crofters Green  
Euxton  
Chorley  
Lancashire  
PR7 6LQ**

**Offers in Excess of £375,000**

**bettermove**

# Crofters Green Chorley

Bettermove are proud to present this 4 bedroom Detached House in the sought after area of Euxton. This property requires some modernisation and provides a great opportunity for someone to turn it into their dream home.

The property benefits from double glazing, gas central heating throughout and has off street parking available via double driveway and detached garage. The council tax band is E.

The interior of this property comprises a spacious living room, dining room, conservatory, the fitted kitchen with utility room and a convenient WC on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear and front gardens, perfect for enjoying the summer months.

Located in the popular town of Euxton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Euxton Balshaw Lane Train Station, the M6 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

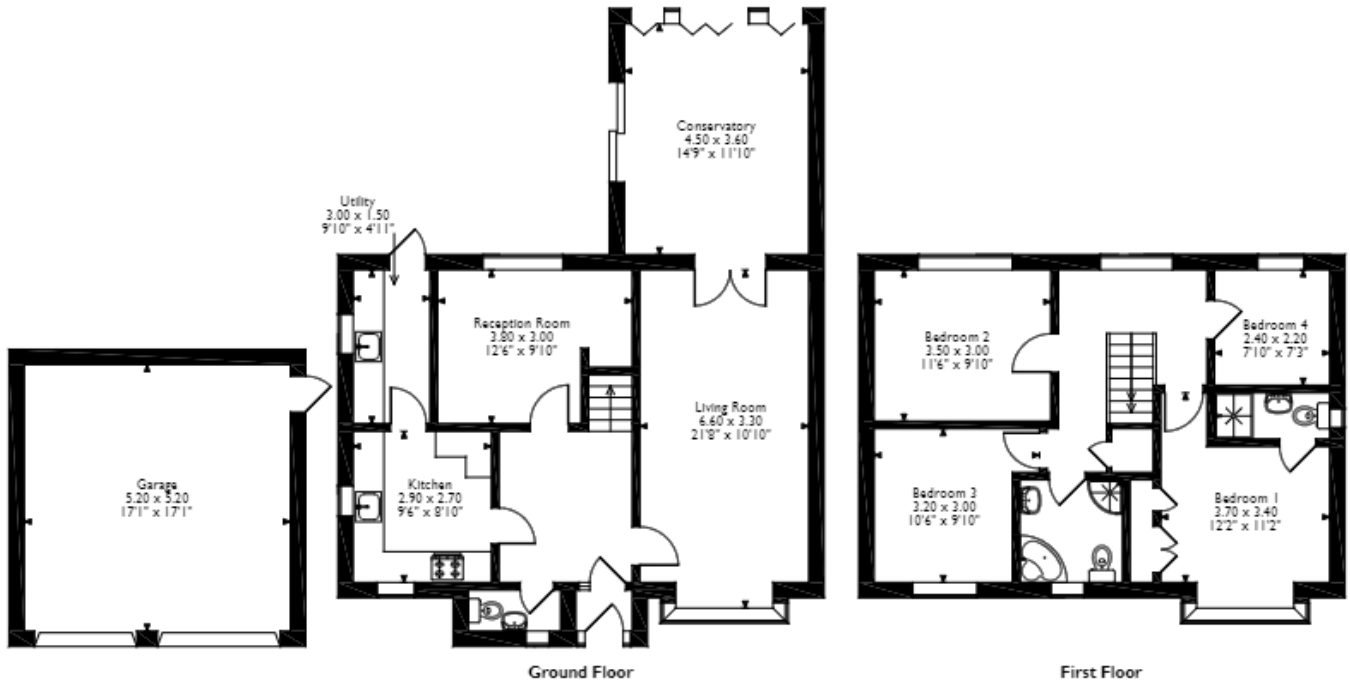
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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore,



Crofters Green, Euxton, Chorley, Lancashire  
 Approximate Gross Internal Area  
 Main House = 131 Sq M/1410 Sq Ft  
 Garage = 27 Sq M/291 Sq Ft  
 Total = 158 Sq M/1701 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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