BEN ROSE



Regents Way, Euxton, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached family home, situated in the popular residential area of Euxton, Chorley. Offering spacious and versatile accommodation throughout, three well-proportioned bedrooms, a conservatory and an integral garage, this property would make an excellent choice for growing families or those looking for a home with plenty of practical living space. The property is conveniently located for a range of local amenities, including shops, supermarkets, schools and leisure facilities, with the neighbouring town of Chorley providing a wider selection of shopping, dining and entertainment options. Euxton also benefits from convenient transport links, with nearby railway stations offering connections to Preston, Manchester and beyond, alongside local bus services and easy access to the M6 and M61 motorways for commuters travelling throughout Lancashire and Greater Manchester. Combining a convenient location with a thoughtfully arranged layout and attractive outdoor space, this home offers an excellent opportunity for buyers seeking a comfortable and well-equipped family property.

Stepping inside, a welcoming porch leads directly into the spacious lounge, where a large front-facing window allows plenty of natural light to brighten the room. There is ample space for comfortable furnishings, while the fireplace provides an attractive focal point, creating a cosy setting for relaxing with family. The staircase to the first floor is also situated within this room. Continuing through the property, the dining room offers a dedicated space for family meals and entertaining, with sufficient room for a full-sized dining table. From here, access is provided to both the kitchen and conservatory. The kitchen is sleek and well equipped, featuring ample cupboard storage and generous worktop space to accommodate everyday cooking. An adjoining utility room adds further practicality, providing additional space for household tasks while also offering convenient access to the integral garage. Completing the ground floor is the conservatory, which enjoys pleasant views over the rear garden and provides a versatile additional reception area, ideal for enjoying a morning coffee, relaxing with a book or spending time with family while overlooking the outdoor space.

Moving upstairs, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a particularly comfortable space, benefiting from large built-in wardrobes that provide excellent storage while helping to keep the room clutter-free. The second bedroom is also a comfortable double, making it ideal for another family member or visiting guests, while the third bedroom offers flexibility to suit a variety of needs, whether used as a child's bedroom, nursery or dedicated home office. Completing the first floor is the practical three-piece family bathroom, finished to a good standard and serving all three bedrooms, providing a convenient space for the household's daily routines.

Externally, the property benefits from a private driveway leading to the integral garage, offering off-road parking and useful additional storage. The front garden is neatly maintained, featuring a lawn bordered by attractive flower beds that provide a welcoming first impression. To the rear, a good-sized garden offers an appealing outdoor setting for both relaxation and entertaining, with paved areas providing space for garden furniture and outdoor dining, alongside a lawn suitable for family activities. Raised flower beds around the edges add character to the garden, while a mature fruit tree provides an attractive natural feature. A practical garden shed offers further storage for gardening equipment and outdoor belongings. Overall, this appealing semi-detached home combines generous living accommodation, three versatile bedrooms, a conservatory and an integral garage with a well-maintained garden and convenient access to local amenities and transport links. Offering plenty of potential to suit the needs of modern family life, this property is well worth viewing to appreciate all it has to offer.






Bee Kind










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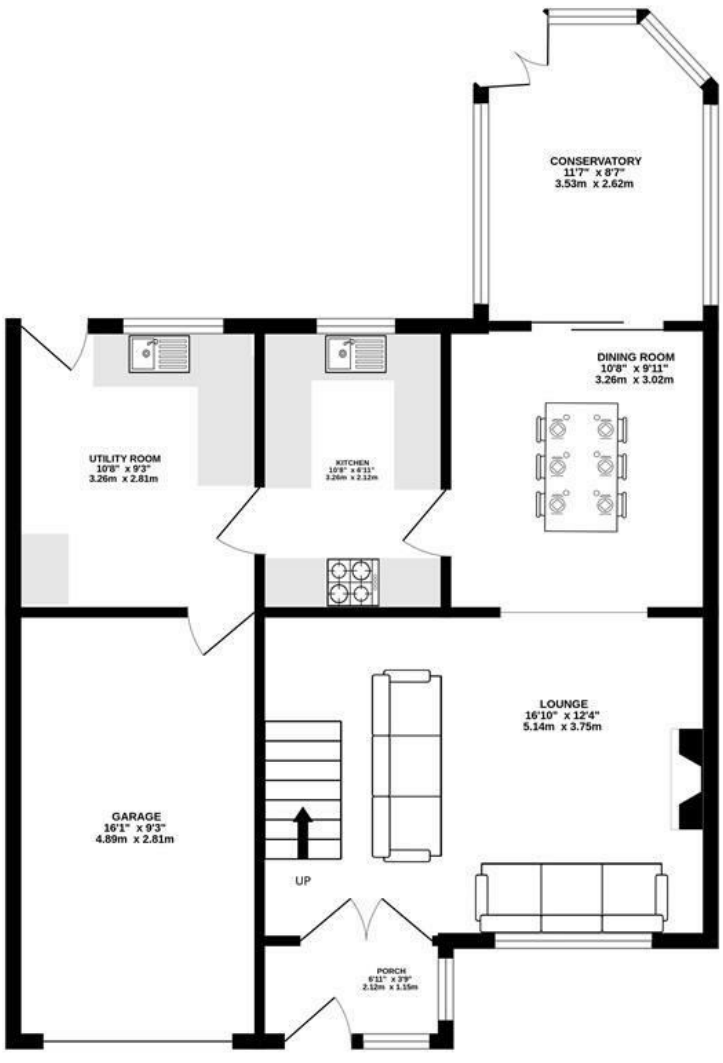




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GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.

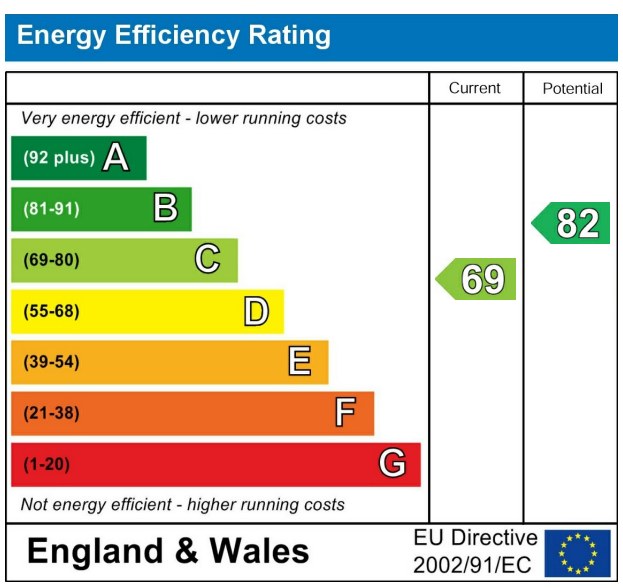
1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

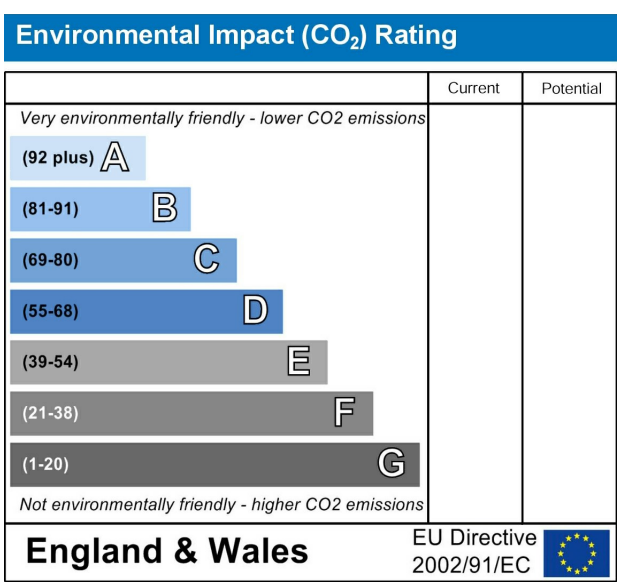


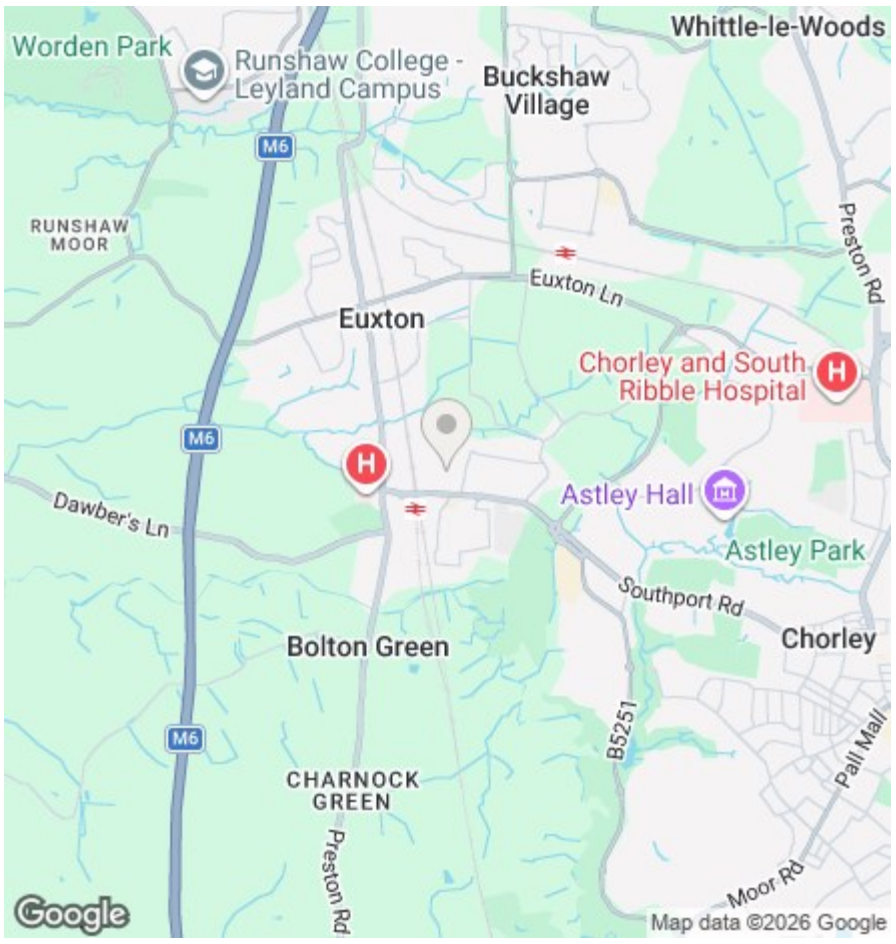
TOTAL FLOOR AREA : 1137 sq.ft. (105.7 sq.m.) approx.

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 by 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.
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T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW