



Rosehill, Euxton, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, situated in the highly sought-after village of Euxton. Offering spacious and well-maintained accommodation throughout, this charming home is ideal for growing families looking for a property that is ready to move straight into. The home has been thoughtfully cared for and benefits from a fantastic layout, generous living spaces and the added advantage of a brand new garden room, providing excellent flexibility for modern family life. Positioned within easy reach of a wide range of local amenities, including well-regarded schools, shops, supermarkets and leisure facilities, the property also enjoys excellent transport links. Euxton is well served by regular bus routes, with both Euxton Balshaw Lane railway station and Buckshaw Parkway railway station nearby, offering convenient rail connections. The property is also ideally located for access to the M6 motorway, M61 motorway and M65 motorway, making commuting to Preston, Chorley, Bolton and beyond both simple and convenient.

Stepping through the welcoming reception hall, you are greeted by a bright and airy entrance with the staircase set just off and access into the main lounge. The spacious front lounge is a wonderful place to relax, featuring a large bay window overlooking the front garden that fills the room with natural light. Built-in storage provides practicality, whilst a beautiful stone fireplace with a gas fire creates an attractive focal point, complemented by stylish wooden parquet flooring. A door leads through to the generously sized kitchen diner, which forms the heart of the home. Offering ample space for both everyday family dining and entertaining, the modern fitted kitchen is equipped with a range of integrated appliances, attractive tiled splashbacks and polished wooden plank flooring. Glazed double doors open directly onto the patio and rear garden, seamlessly connecting the indoor and outdoor living spaces.

To the first floor, the property offers three well-proportioned bedrooms, making it perfectly suited to family living. The principal bedroom enjoys pleasant views over the rear garden, creating a peaceful retreat, whilst both the second and third bedrooms overlook the front garden and provide versatile accommodation for children, guests or a home office. Serving all three bedrooms is a contemporary three-piece family shower room, fitted with a large glazed walk-in shower and finished to a modern standard.

Externally, the property continues to impress. To the front is a gravelled driveway providing off-road parking for one vehicle, with gated access leading through to the rear garden. A well-maintained lawned front garden bordered by mature hedging enhances the property's kerb appeal. The rear garden offers an excellent outdoor space for families to enjoy, featuring a lawn with established borders, a paved patio ideal for outdoor dining and entertaining, and a brand new garden room that offers endless possibilities as a home office, gym or additional reception space. A useful garden shed is positioned to the side, providing additional storage. Combining attractive presentation, versatile living accommodation and a highly desirable location, this wonderful family home represents an excellent opportunity for buyers seeking comfort, convenience and a home ready to enjoy from day one.



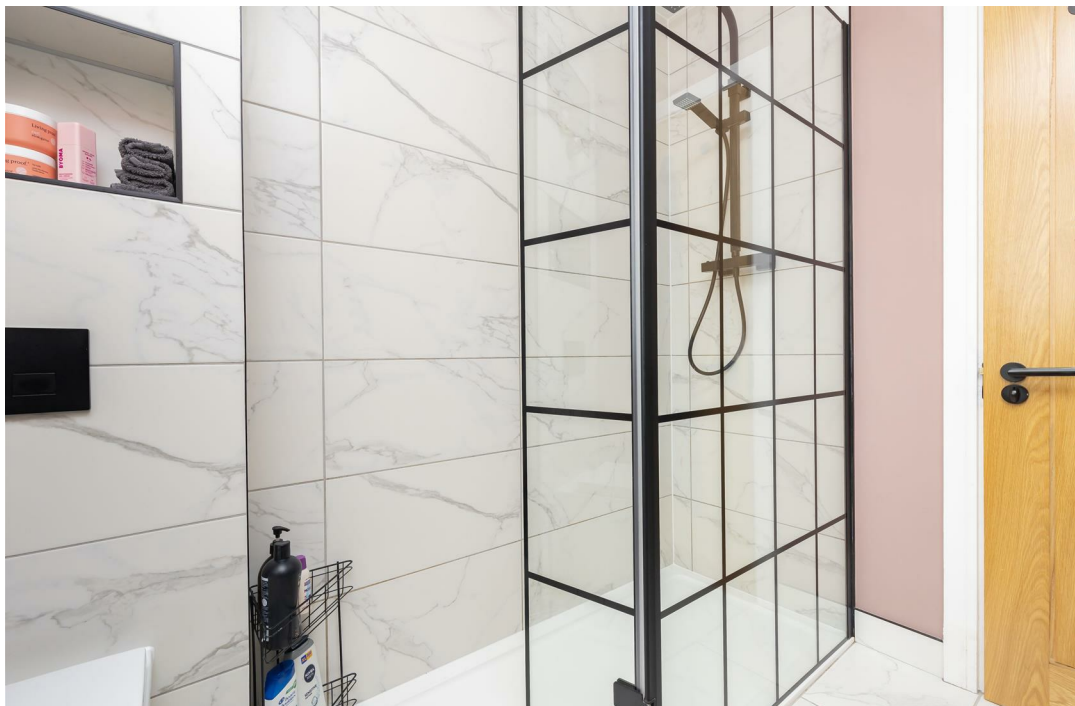










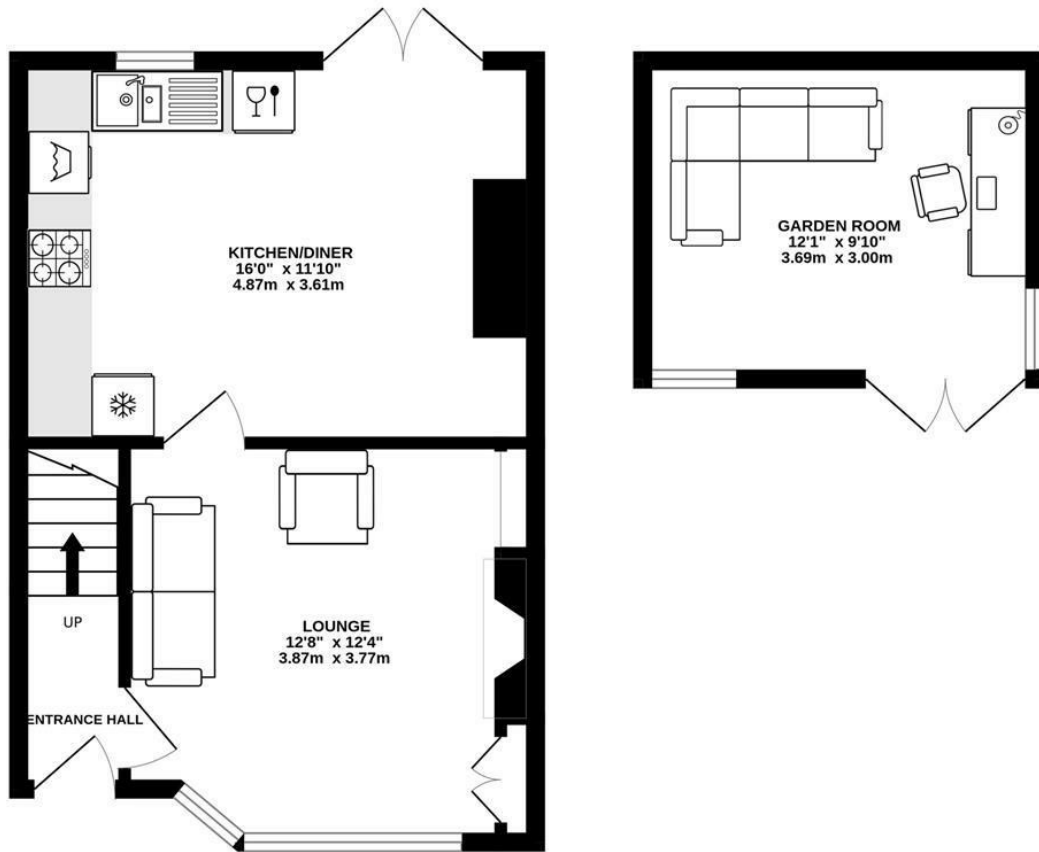




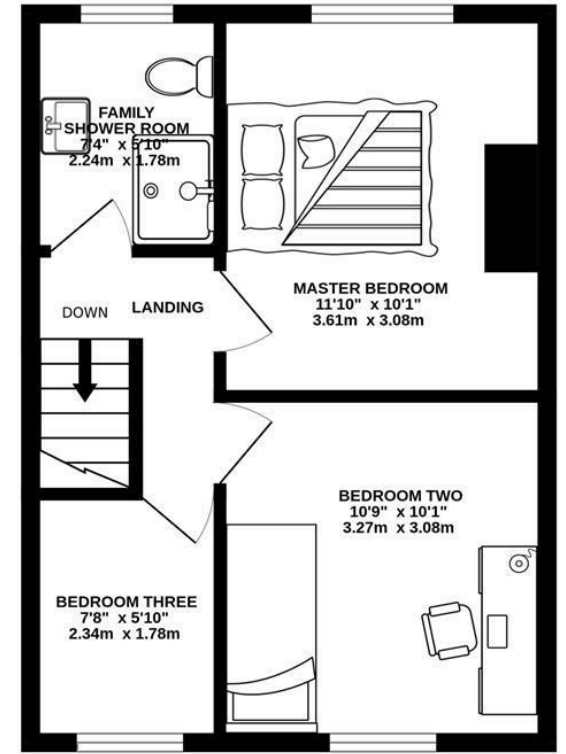




GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



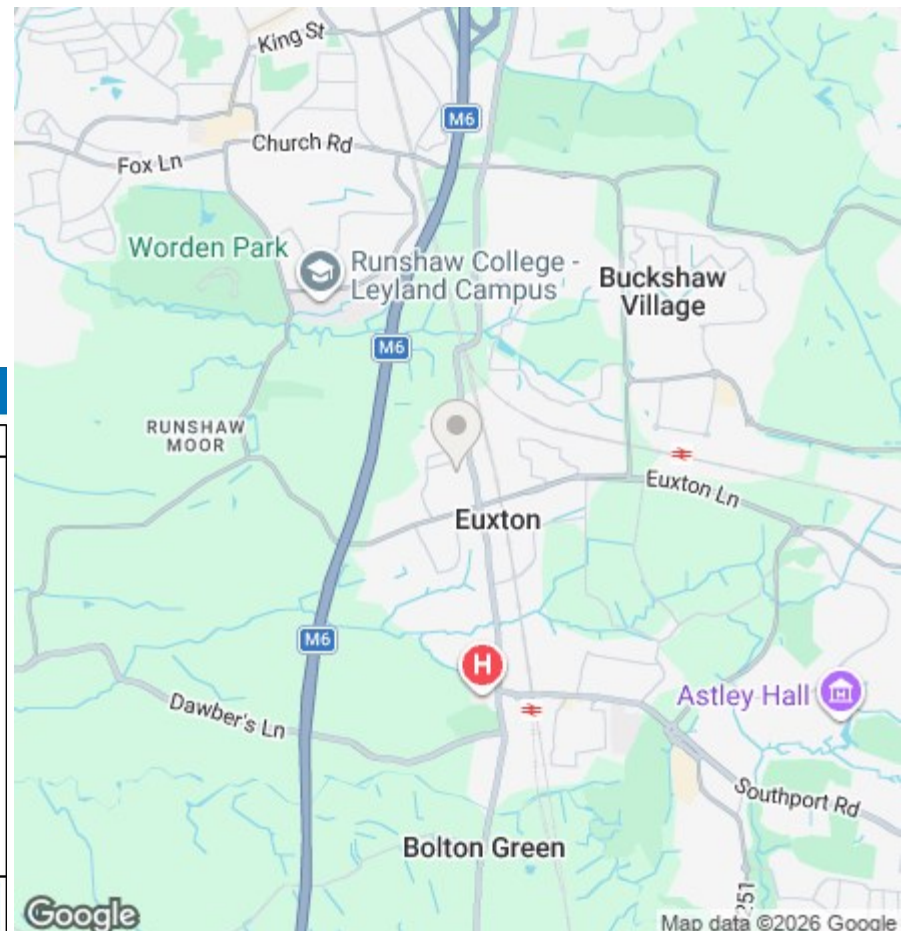
1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	