



Queensway, Euxton, Chorley

Offers Over £214,995

****CHAIN FREE**** Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom semi-detached true bungalow, situated in the highly sought-after village of Euxton. Offering spacious and well-presented accommodation throughout, this charming home is ideal for first time buyers, couples, or those looking to downsize without compromising on comfort or convenience. Benefitting from a recently installed boiler and a generous rear garden, the property is ready to move straight into. Euxton remains one of Lancashire's most desirable residential locations, offering a fantastic range of local amenities including supermarkets, cafés, pubs, and healthcare facilities. Excellent transport links are close by, with Euxton Balshaw Lane Train Station providing direct rail services to Preston, Manchester and Liverpool, whilst nearby access to the M6, M61 and M65 motorways makes commuting across the North West exceptionally convenient. The neighbouring towns of Chorley and Leyland offer an even wider range of shopping and leisure facilities, with beautiful countryside walks and attractions such as Astley Park also within easy reach.

Entering through the vestibule, you are welcomed into the central hallway which provides access to all principal rooms. Positioned at the front of the home are the two well-proportioned bedrooms, with the generous master bedroom benefitting from fitted wardrobes to maximise storage. Continuing through the hallway, you'll find the bathroom, fitted with an over-the-bath shower, alongside a separate WC for added practicality. To the rear of the property sits the spacious lounge, centred around an attractive feature fireplace and enjoying views over the garden, with sliding doors opening directly onto the patio area to create a seamless connection between indoor and outdoor living. The kitchen is also located at the rear and offers ample worktop and cupboard space, along with room for a dining table, making it an ideal setting for both everyday meals and entertaining. A useful rear porch completes the accommodation and provides convenient access out to the garden.

Externally, the property continues to impress. To the front, a well-presented garden enhances the home's kerb appeal, whilst the driveway provides off-road parking for up to two vehicles and leads through a gate to the detached single garage positioned at the rear. The substantial rear garden has been flagged throughout, creating a low-maintenance outdoor space with excellent potential for relaxing, dining, or enjoying time with family and friends. Combining a desirable location, tasteful renovations and practical single-storey living, this wonderful bungalow presents an excellent opportunity for buyers seeking a home that is ready to enjoy from day one.







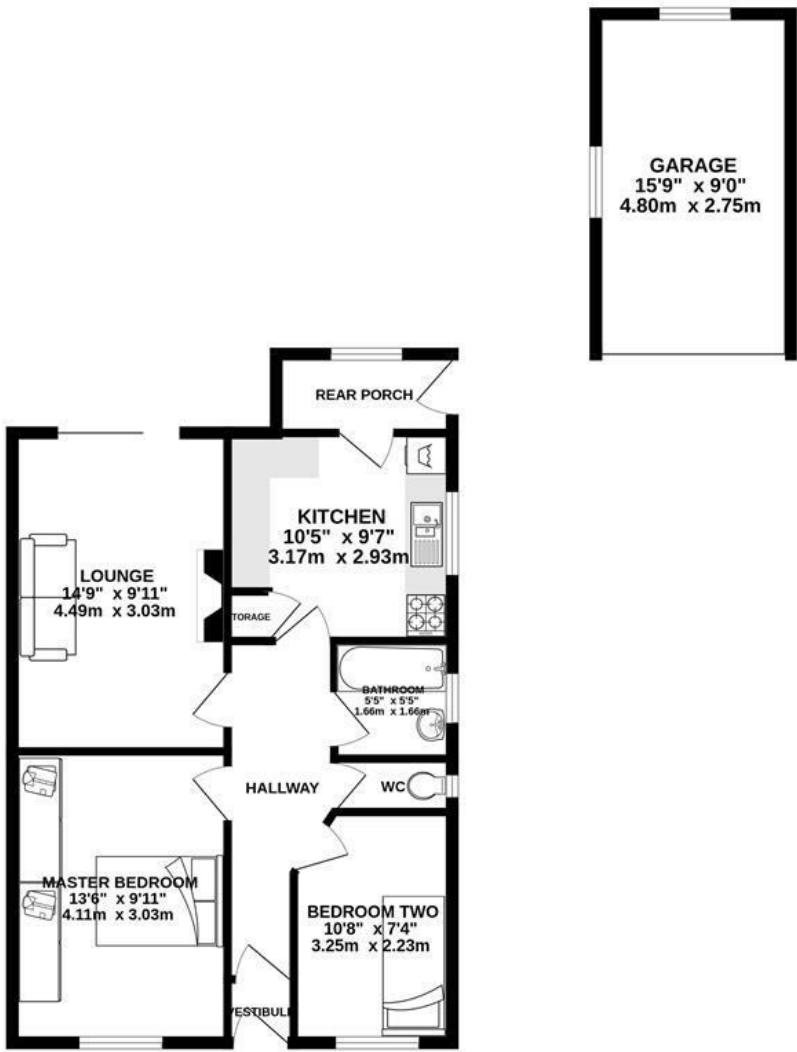






BEN ROSE

GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 	

