



**Wigan Road, Euxton, Chorley**

**Offers Over £477,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, situated within an exclusive development of just three properties in the highly sought-after village of Euxton. Offering an abundance of versatile living space throughout, this wonderful family home combines spacious interiors with stunning private gardens, creating the perfect setting for modern family life. The property enjoys a peaceful position whilst still benefiting from excellent access to a wide range of local amenities, including highly regarded schools, supermarkets, cafes, and leisure facilities. Euxton is ideally placed for commuters, with easy access to the M6, M61 and M65 motorways, nearby bus routes, and train stations at Euxton Balshaw Lane and Chorley providing direct links to Manchester, Preston and beyond. The home is also conveniently located close to Chorley town centre, picturesque countryside walks and popular local attractions.

Stepping through the welcoming reception hall, you are greeted by a bright and inviting entrance space with the staircase and convenient WC located just off here. Positioned to the left-hand side of the home is the sizeable lounge/diner, a superb dual-aspect reception room flooded with natural light from both the front and rear elevations. This versatile space comfortably accommodates a large settee suite alongside a family dining table, making it ideal for both everyday living and entertaining, whilst sliding doors open directly out onto the rear garden. Moving back through the hall, there is a versatile study overlooking the garden, perfectly suited for those working from home, a playroom or additional sitting room. The spacious kitchen offers ample worktop and storage space, complete with an integrated oven and a sink thoughtfully positioned to enjoy views over the rear garden. Completing the ground floor is a practical utility room along with internal access to the integrated garage.

To the first floor, the open landing provides access to four well-proportioned bedrooms, all of which benefit from fitted wardrobes, offering excellent built-in storage for family living. The generous master bedroom is enhanced further by a stylish four-piece en-suite bathroom, creating a superb principal suite. The remaining bedrooms are all versatile spaces, ideal for growing families, guests or additional office space if required. Completing this floor is the modern three-piece family bathroom, fitted with an over-the-bath shower.

Externally, the property continues to impress with a sizeable driveway providing off-road parking for up to six vehicles, alongside access to the integrated garage. The front of the home is beautifully maintained with manicured lawns and established hedging, creating an attractive first impression. To the rear is a generously sized and highly private garden, perfect for families and outdoor entertaining alike. The space features a large laid lawn alongside a wonderful seating area, all surrounded by colourful plants, shrubs and mature greenery that provide a peaceful and secluded atmosphere. Combining spacious and flexible accommodation with a prestigious setting and beautiful outdoor space, this is an exceptional family home in one of Euxton's most desirable locations.

















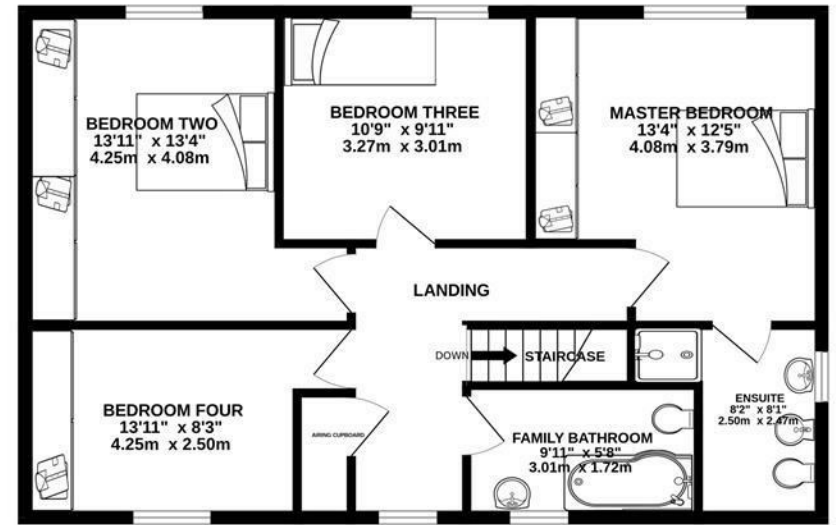




**GROUND FLOOR**  
987 sq.ft. (91.7 sq.m.) approx.



**1ST FLOOR**  
734 sq.ft. (68.1 sq.m.) approx.

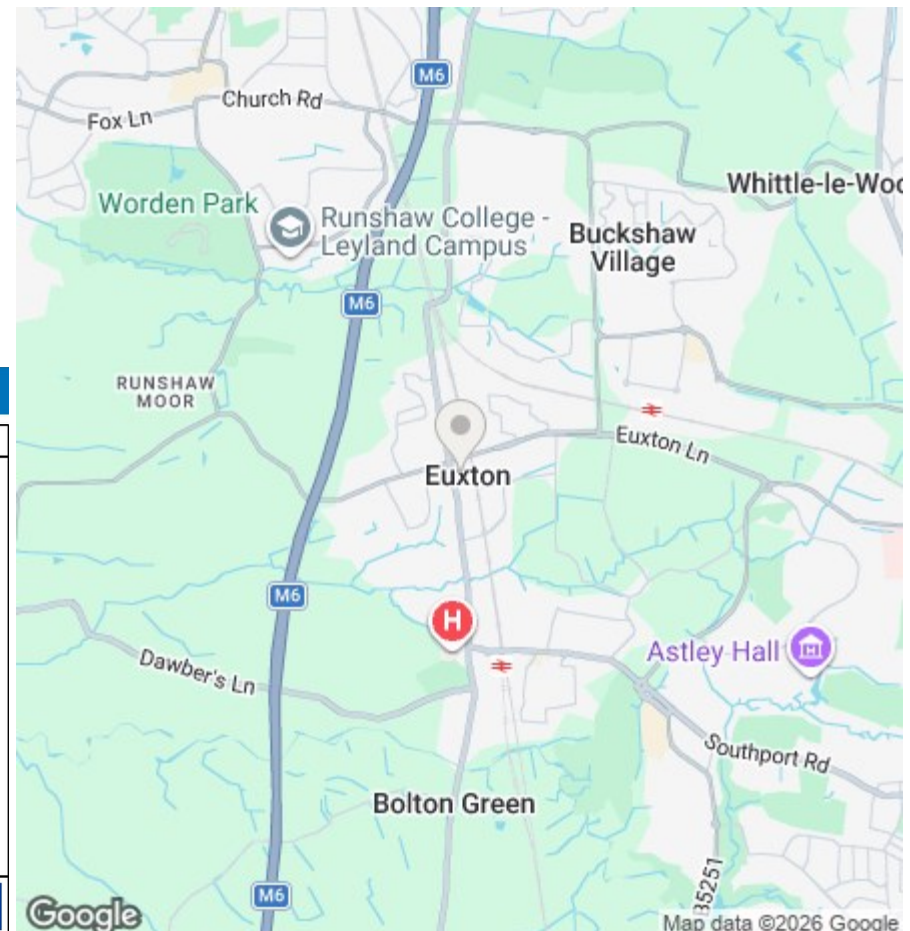


TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.

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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**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

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