



Chestnut Avenue, Euxton, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this versatile three-bedroom, semi-detached property located in the highly sought-after village of Euxton, Lancashire. This delightful family home offers a surprising amount of living space with multiple reception rooms, making it ideal for modern family life. Tucked away in a quiet residential area, the property benefits from being just a short drive from both Chorley and Leyland town centres, providing a range of shops, cafes, and supermarkets. Families will appreciate the nearby well-regarded schools, while excellent transport links, including Euxton Balshaw Lane and Buckshaw Parkway train stations, as well as easy access to the M6 and M61 motorways, make commuting across the North West effortless. Nearby attractions include Astley Park and Worden Park – both popular with families for weekend strolls and outdoor activities.

Upon entering the home, you are welcomed into a spacious reception hall that sets the tone for the rest of the property. To the left, a cosy playroom offers a dedicated space for children or could be used as a home office depending on the buyer's needs. To the right, the generously sized lounge features a charming bay window that floods the room with natural light, along with a feature fireplace and a quaint reading nook, perfect for relaxing. Moving towards the rear of the home, a dedicated dining room flows seamlessly into the kitchen – ideal for family meals and entertaining guests. Off here, a family room offers further living space and enjoys access out to the rear garden. On the opposite side of the ground floor is a peaceful sun room, also with garden access, and adjacent to this is a store room that has plumbing for a shower room, offering further potential and convenience.

To the first floor, the property has three well-proportioned bedrooms, including a spacious master bedroom complete with fitted wardrobes for added storage convenience. The remaining two bedrooms are ideal for children, guests, or use as additional office space. A three-piece family bathroom serves the home, complete with an over-the-bath shower.

Externally, the property features a private driveway to the front, offering off-road parking for up to two vehicles, bordered by established hedging that adds a touch of greenery and privacy. To the rear, the home enjoys a generously sized garden that is predominantly laid to lawn – an ideal space for children to play or for hosting summer gatherings. Mature hedging surrounds the garden, offering a peaceful and secluded outdoor environment.

This is a superb opportunity to purchase a spacious and adaptable family home in a prime location, with ample scope to personalise and grow into over the years.















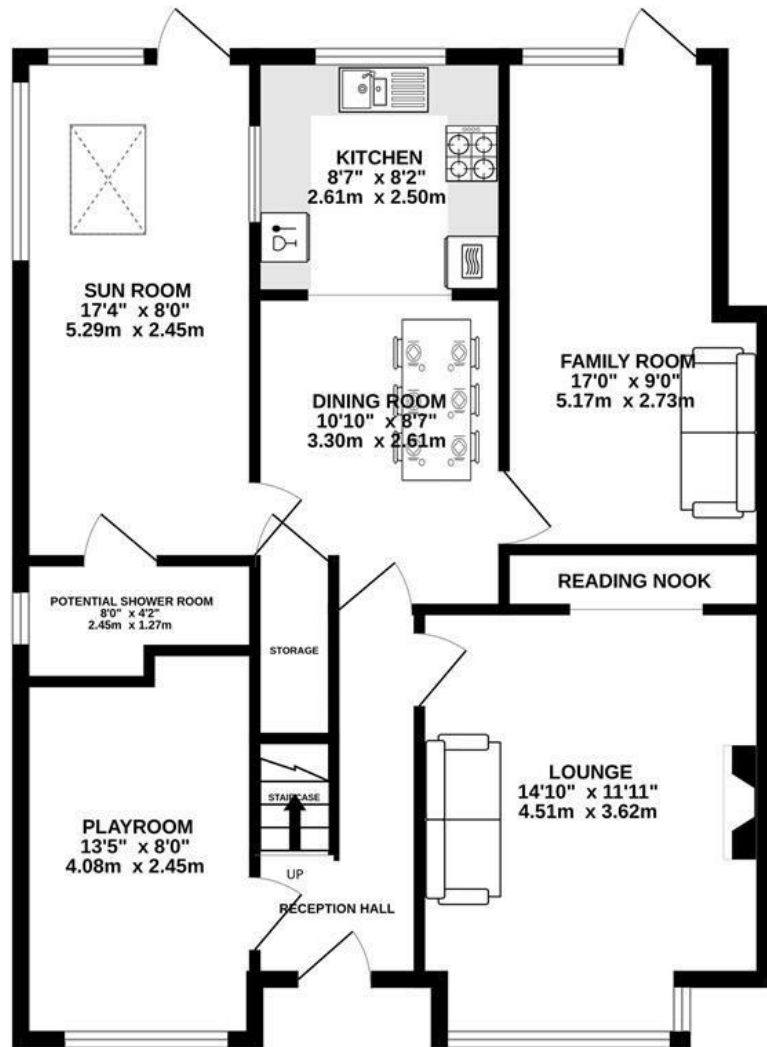




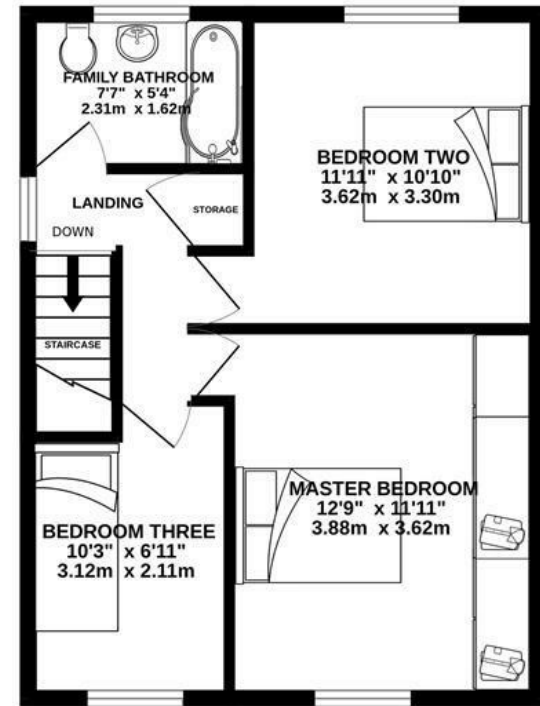


BEN ROSE

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.

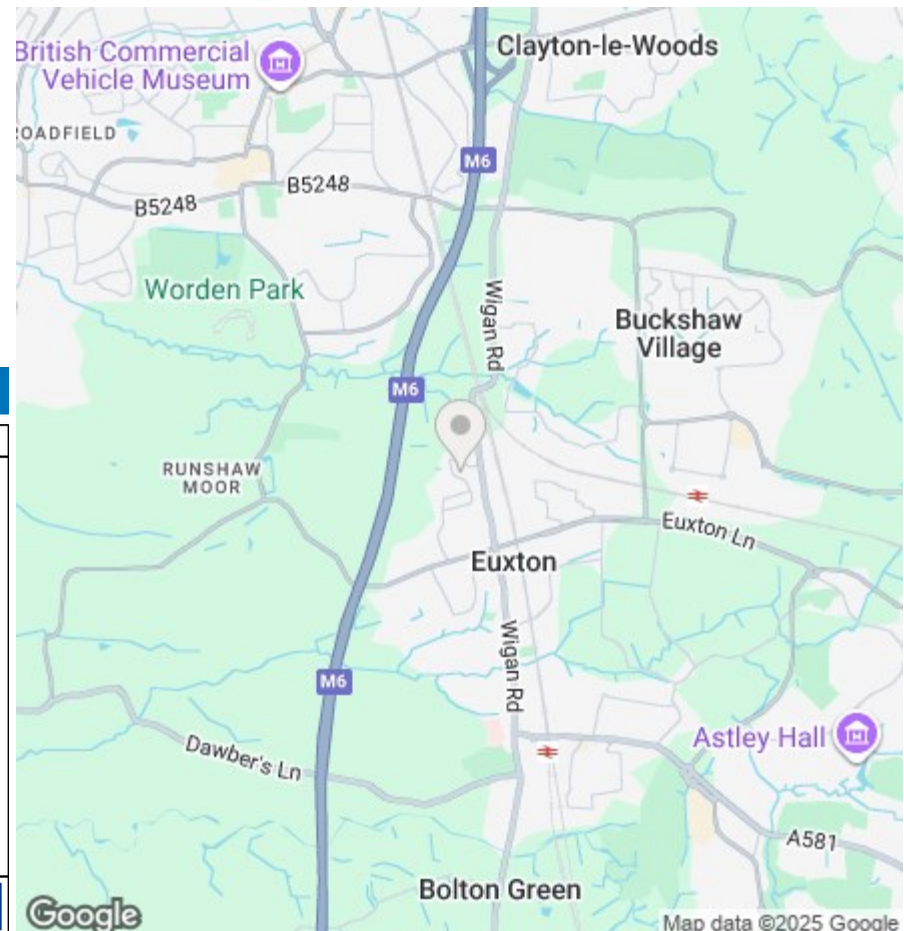


TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

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		
England & Wales	EU Directive 2002/91/EC	

Current: 71, Potential: 77

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	