



## Countess Way, Euxton, Chorley

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, semi-detached property, located in the highly sought-after village of Euxton. Ideal for first-time buyers, this well-presented home offers a fantastic opportunity to step onto the property ladder in a popular residential area. The property is situated just a short drive from Chorley town centre and is surrounded by excellent local schools, supermarkets, and everyday amenities. For commuters, Euxton train station is nearby, along with superb access to the M6 and M61 motorway networks.

As you enter the home, you're welcomed into a bright entrance hall that leads into the spacious front lounge. This cosy reception room features a central fireplace and staircase, creating a homely and inviting atmosphere. Moving through to the rear, you'll find the kitchen with ample space for freestanding appliances and generous worktop space. Just off the kitchen is a versatile conservatory that can easily serve as a dining area or an additional sitting room, complete with patio doors that open out to the garden.

Upstairs, the home has two well-proportioned bedrooms offering space for double beds and storage. The modern shower room is also located on this floor, benefiting from a contemporary finish and convenient access to an over-stair storage cupboard.

Externally, the front of the home features a large driveway with parking for multiple vehicles. To the rear is a generous garden with lawn areas and a flagged patio area – perfect for outdoor dining or relaxing in the warmer months. Fully enclosed by fencing and mature hedging, this space offers both privacy and security, making it ideal for couples or young families.





















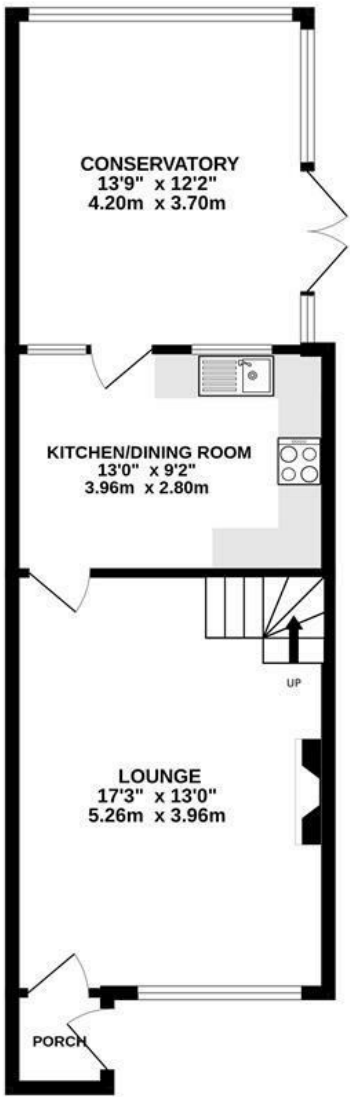






# BEN ROSE

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 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	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

