



Highways Avenue, Euxton, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property situated in the highly sought-after village of Euxton. Offered to the market with NO CHAIN, this home presents the perfect blank canvas for first time buyers looking to put their own stamp on a property, whilst benefiting from recent improvements including new electrics and a newly fitted flat roof. Ideally positioned close to a wide range of local amenities, the home enjoys easy access to well-regarded schools, supermarkets, cafes, and leisure facilities. Excellent travel links are nearby, with Euxton Balshaw Lane train station offering convenient rail connections, whilst the M6, M61, and M65 motorways are all within easy reach, making commuting towards Preston, Chorley, Manchester, and beyond highly accessible. The area also benefits from nearby green spaces and countryside walks, perfect for those seeking a balance between convenience and outdoor living.

Stepping into the home through the vestibule entrance, you are welcomed by the staircase positioned directly ahead, setting the tone for the spacious layout beyond. The generous lounge features a charming fireplace, creating a cosy focal point whilst seamlessly flowing into the open plan dining area and kitchen. The predominantly open plan ground floor offers an excellent sense of space and versatility, ideal for modern living and entertaining alike. The dining area benefits from French doors leading directly out to the rear garden, allowing plenty of natural light to fill the space and creating an effortless indoor-outdoor connection. The kitchen sits conveniently to the rear, offering ample potential for buyers to personalise and modernise to their own taste.

To the first floor, the property hosts three well-proportioned bedrooms, suitable for growing families, guests, or those working from home. The accommodation is completed by a three-piece family bathroom fitted with an over-the-bath shower, providing practicality for everyday living. Each room offers excellent potential and flexibility, making this home ideal for buyers wanting to create a property tailored to their needs.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to two vehicles, alongside a well-maintained front lawn. A useful cut-through at the side of the home provides access to the green space located behind the property, adding to the appeal for those who enjoy outdoor surroundings. To the rear is a private, enclosed South-facing garden featuring a patio seating area and lawn, offering an ideal setting for relaxing, entertaining, or enjoying the sunshine throughout the day. Combining a desirable location, excellent potential, and spacious open plan living, this home represents a fantastic opportunity for first time buyers looking to step onto the property ladder in Euxton.







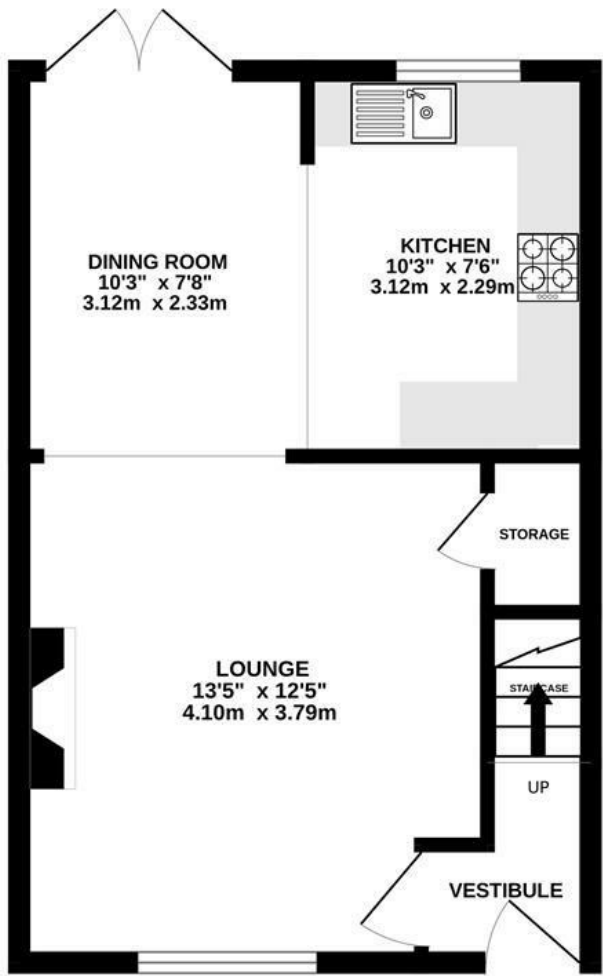




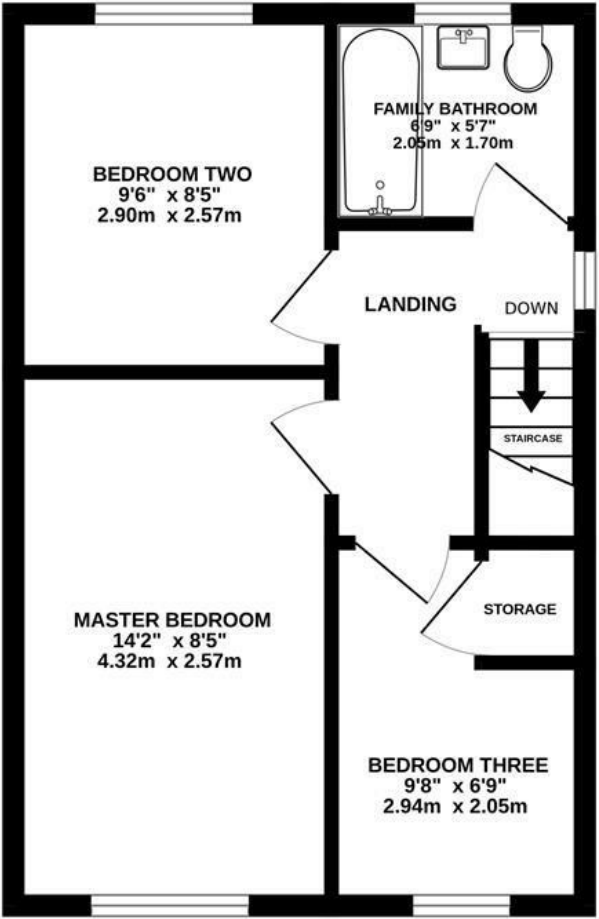


BEN ROSE

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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		
	76	82
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 	

