BEN ROSE



Princess Way, Euxton, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, offered with NO CHAIN, situated in the highly sought-after village of Euxton. This property presents a fantastic opportunity for families or buyers looking for a home they can personalise and make their own, offering generous internal space and exciting potential throughout. Euxton is a popular residential area known for its welcoming community feel, excellent schools, and abundance of local amenities. The property benefits from easy access to nearby towns such as Chorley and Leyland, while commuters will appreciate the convenient links to the M6, M61 and M65 motorways, as well as nearby train stations providing direct routes to Preston, Manchester and beyond.

Entering the home via the porch, you'll find direct access into the integrated garage as well as the welcoming reception hall, which benefits from large integrated storage. The spacious lounge is positioned to the front and features a charming fireplace, creating a cosy focal point, while seamlessly opening into the dining room at the rear. The dining room enjoys pleasant views over the garden and offers sliding door access outside, making it ideal for entertaining and family living. The kitchen provides ample cabinetry and worktop space, with room for additional dining if desired, and also offers convenient access to the garden.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, including the main bedroom which benefits from generous fitted wardrobe space. A shower room serves the remaining bedrooms. From the landing, a fold-down ladder provides access to the converted loft, which has been thoughtfully divided into two useful rooms, offering excellent flexibility for storage, hobbies or workspace.

Externally, the property offers a driveway to the front providing off-road parking for up to two cars and leading to the single integrated garage. To the rear, you'll find a beautiful and private garden space featuring a patio seating area that opens onto a lawn, complemented by a pond and well-stocked plant beds.

This is a wonderful home in a desirable location, offering fantastic potential and generous living space—perfect for families looking to create their ideal home.















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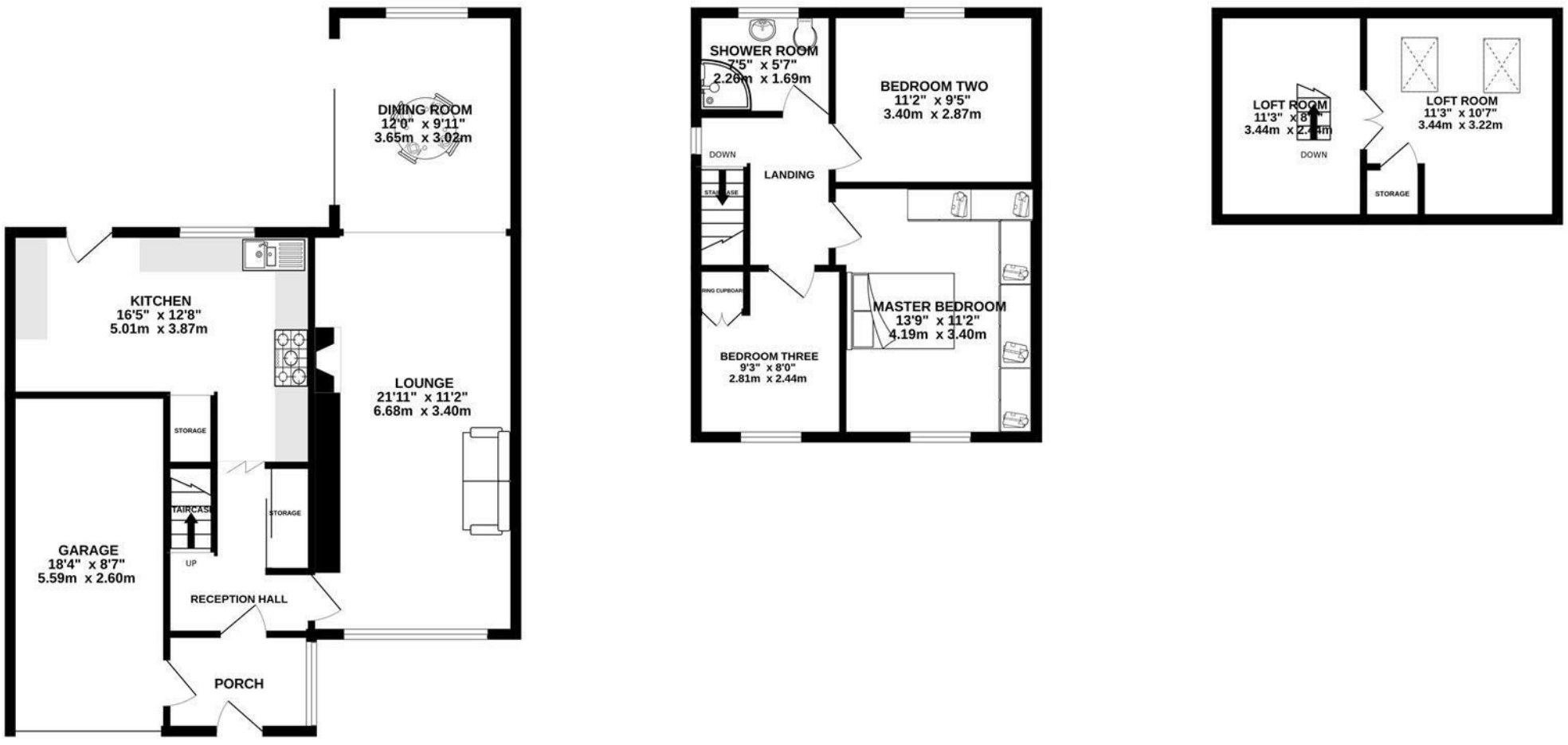


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GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.

2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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