



**Kingsway, Euxton, Chorley**

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom bungalow, located in the highly sought-after village of Euxton. Nestled in a peaceful and friendly neighbourhood, this delightful home offers a perfect blend of tranquillity and convenience. Surrounded by scenic walking routes and green spaces, it's ideal for those who enjoy the outdoors. The property also benefits from superb travel links, including local bus routes, Euxton Balshaw Lane train station, and easy access to both the M6 and M61 motorways, making commuting a breeze. Nearby amenities such as shops, schools, and eateries further enhance the appeal of this well-placed home.

As you step inside, you're welcomed into a bright entrance hall that provides access to all the ground floor rooms. To the right lies the spacious master bedroom, bathed in natural light from a large front-facing window. Continuing through the hallway, you'll find the well-appointed three-piece family bathroom, complete with a generously sized window that adds to its airy feel. The home then flows into the inviting dining room, an ideal space for family meals and entertaining, which features double doors that open out to the rear garden. Adjoining the dining room is the cosy lounge, boasting a large front window that fills the room with light. The kitchen is accessible from both the hallway and dining area and is fitted with ample counter space, integrated gas hob, oven, and fridge/freezer, along with two large windows that brighten the room.

From the dining room, a staircase leads to the second bedroom located on the first floor. This well-proportioned space includes two skylight windows that provide plenty of natural light and a built-in wardrobe for convenient storage, making it perfect for guests, children, or as a home office.

Externally, the property features a private driveway with space for up to two cars, along with a well-maintained front yard area that adds to its kerb appeal. To the rear, you'll find a lovely garden with a patio area for outdoor dining and a grass lawn, offering a versatile space for relaxing or entertaining. There is also a detached garage located at the rear, providing additional storage or parking options. This beautifully presented bungalow offers a comfortable and flexible living space in a highly desirable location—ideal for a range of buyers.









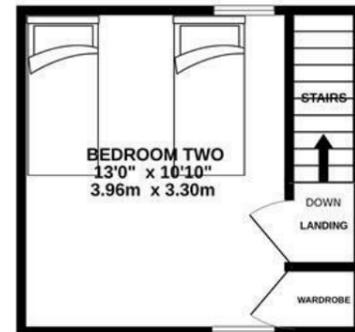
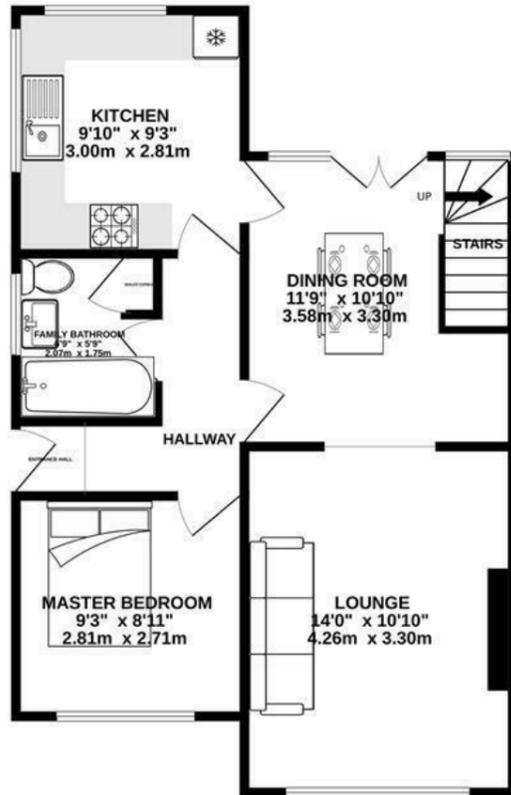




# BEN ROSE

GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR  
177 sq.ft. (16.4 sq.m.) approx.

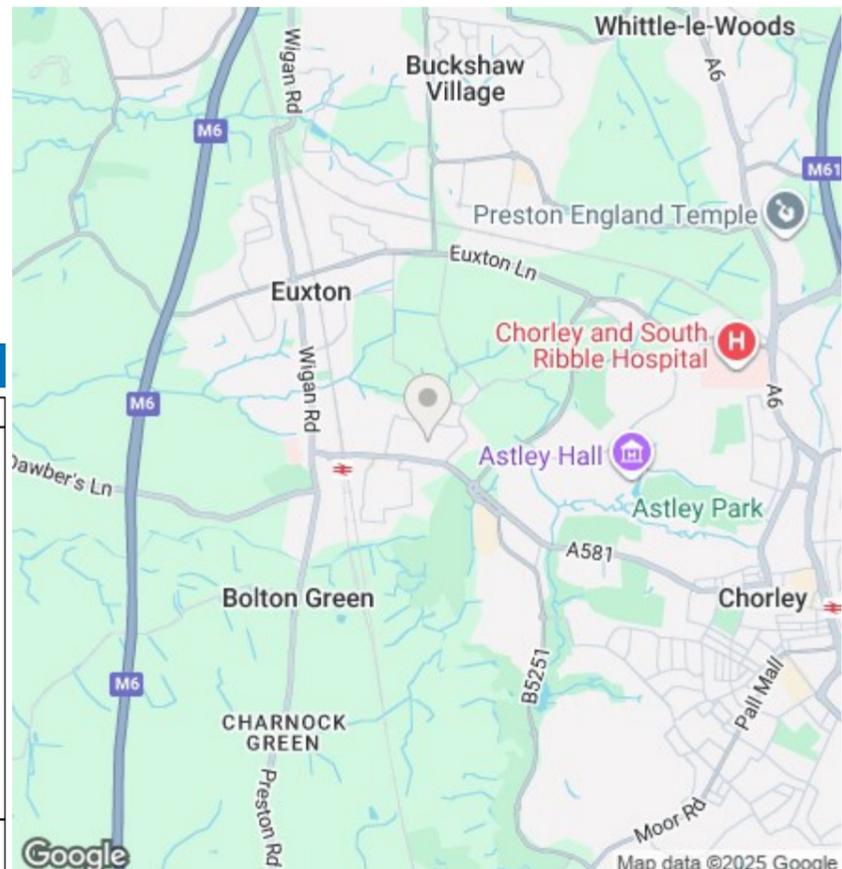


TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</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	