



## Empress Way, Euxton, Chorley

**Offers Over £324,995**

Ben Rose Estate Agents are delighted to offer this spacious four-bedroom detached property located in a highly sought-after residential area in Euxton. Perfect for families, this charming home is situated within a peaceful neighbourhood, combining tranquility with convenience, thanks to its excellent travel links and nearby amenities.

As you step into the welcoming hallway, you'll find under-stair storage and a newly fitted WC, along with access to most of the ground floor rooms. At the front of the house, the spacious lounge features a gas fire and a large front-facing window that fills the room with natural light. This area seamlessly flows into the dining room, creating an open-plan space perfect for family gatherings. The dining room comfortably accommodates a large family dining table and offers direct access to both the kitchen and the conservatory.

The conservatory provides lovely views of the garden and is bathed in sunlight throughout the day thanks to its south-facing position. This versatile space is perfect for entertaining guests or simply enjoying a quiet moment while overlooking the garden. Completing the ground floor is the modern kitchen, equipped with ample wall and base units, as well as integrated appliances, including a fridge freezer, dishwasher, oven, and hob and breakfast bar for two. Access to the garden can also be found here.

Upstairs, there are four bedrooms, three of which are generously sized doubles. The master bedroom is particularly spacious and comes with fitted wardrobes, offering plenty of storage. The modern family bathroom is well-appointed with a three-piece suite, including a walk-in shower. An airing cupboard is conveniently located off the landing, providing additional storage space.

Outside, the property boasts a secluded, well-sized garden that is not overlooked at the rear, offering privacy and a peaceful outdoor retreat. It features a mix of lawn and paved areas lined with mature trees and shrubs, perfect for outdoor activities or relaxation. There is also a detached garage providing extra storage. At the front of the house, a generous driveway extends down the side of the property with gated access, easily accommodating five to six cars off-road.

Recent updates include a thorough cleaning of the driveway and gutters, ensuring the property is well-maintained and ready for its new owners to enjoy. This delightful family home perfectly balances spacious living with a peaceful location, making it an ideal choice for those looking to settle in the desirable area of Euxton.





































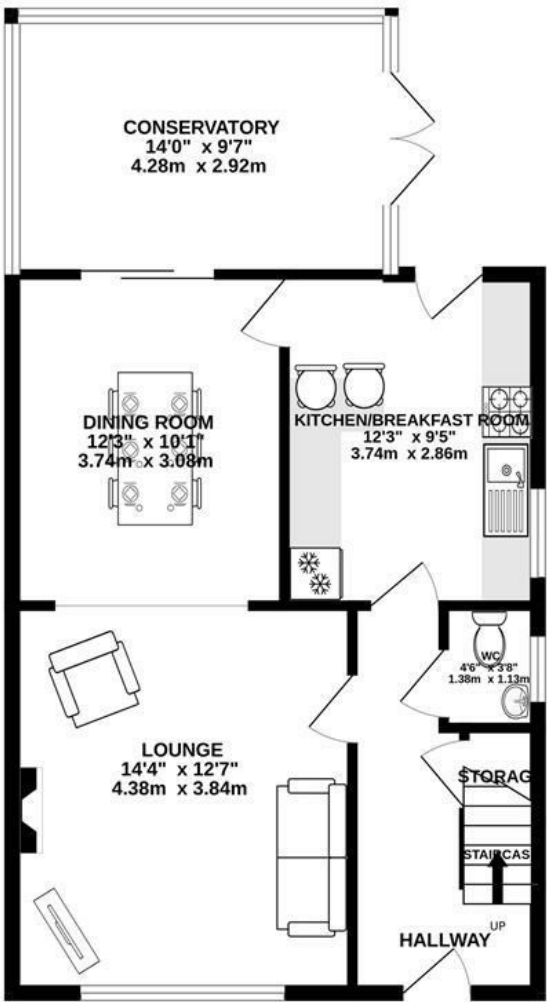




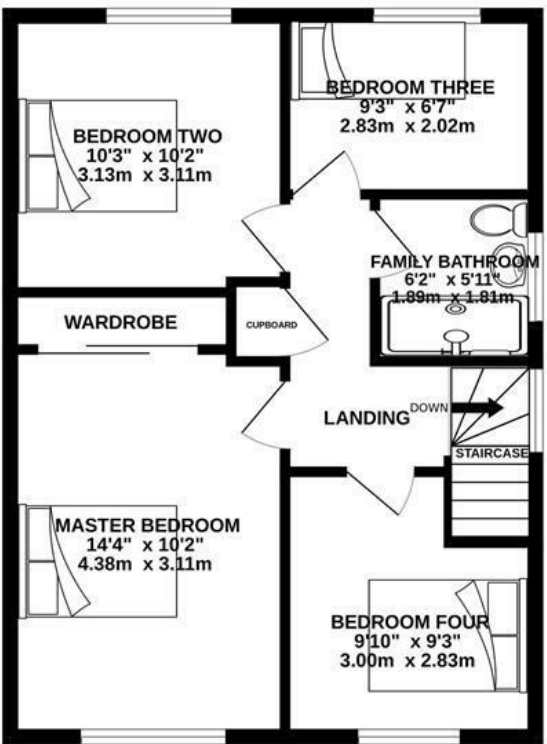


# BEN ROSE

GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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) <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 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		
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