



Wigan Road, Euxton, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom detached home situated in the highly sought-after village of Euxton, Chorley. Offering well-proportioned living accommodation across two floors, this property would be ideal for a range of buyers including couples, small families, or those looking to downsize while still enjoying generous space. The home benefits from excellent travel links, with the M6 and M61 motorways nearby and a train station just a short drive away, making commuting to surrounding towns and cities simple and convenient. Euxton itself offers a great selection of local amenities, bus routes within walking distance, and plenty of nearby green spaces perfect for leisurely walks and outdoor relaxation.

Entering the home, you are welcomed into a small, bright entrance porch that leads through into the main lounge. The lounge is a spacious and inviting room featuring two large windows to the front and side aspects that allow plenty of natural light to fill the space, along with a fireplace that creates a cosy focal point. From the lounge you can move through to the kitchen/dining room, which benefits from windows that keep the space bright and airy. The kitchen is fitted with a range of wall and base units with worktop surfaces and includes integrated appliances such as a gas hob, double oven, dishwasher and fridge/freezer, while still offering space for additional freestanding appliances. From the kitchen there is access to a convenient WC which also features useful storage beneath the stairs. Continuing through the kitchen you will find the conservatory, providing an additional reception space with a door that opens out to the rear garden.

Moving up to the first floor, the property offers two well-sized bedrooms, with the staircase also benefiting from a fitted chair lift which may be useful for those with mobility considerations. The master bedroom is positioned to the front of the home and features a large window along with built-in wardrobes providing ample storage. Bedroom two is located to the rear and also benefits from a window and built-in wardrobes. Completing this floor is the three-piece family bathroom.

Externally, the property is approached via a long driveway that can accommodate multiple vehicles and offers a high degree of privacy thanks to being surrounded by mature trees and established greenery. There is also a garage located to the front of the home, providing additional parking or storage. A gate at the side of the house leads through to the rear garden, which is generously sized and features a lawn area alongside mature greenery, bushes, and trees. While the garden may require some upkeep or landscaping, it offers excellent potential for buyers to create their own outdoor space. Overall, this home presents a fantastic opportunity to acquire a well-located property with privacy, character, and scope to personalise.







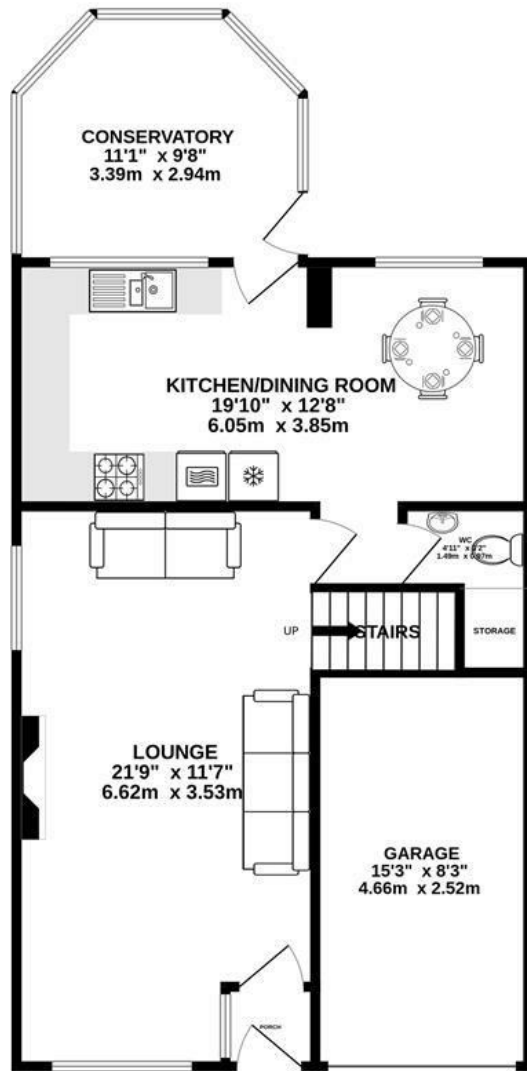






BEN ROSE

GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.

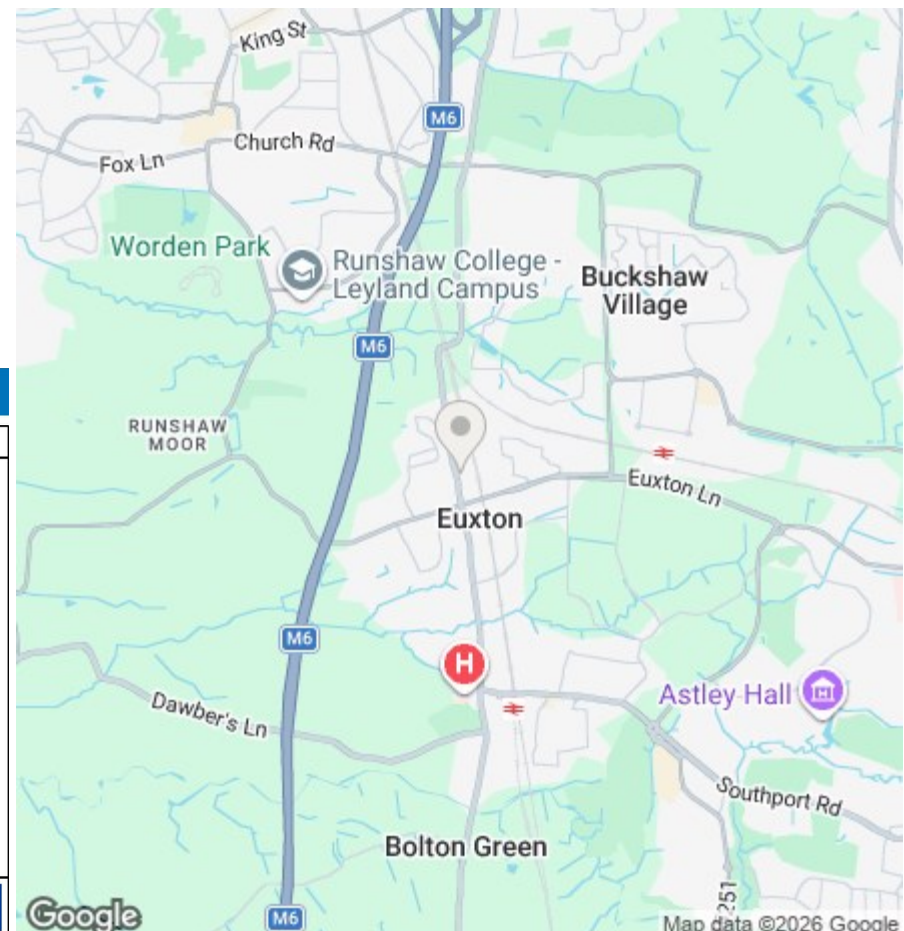


TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.

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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	