BEN ROSE



Princess Way, Euxton, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached home, ideally situated within the ever-popular village of Euxton. Offering spacious and well-maintained accommodation throughout, this fantastic family home provides an excellent opportunity for buyers looking to put down roots in a highly desirable location. With versatile living spaces, a conservatory, detached garage and a generous rear garden, the property is perfectly suited to modern family life. Euxton is renowned for its excellent local amenities, including highly regarded schools, supermarkets, cafés and leisure facilities, whilst nearby Astley Park and Cuerden Valley Park offer wonderful outdoor spaces to enjoy. Excellent transport links are close at hand, with Euxton Balshaw Lane and Chorley train stations providing convenient rail services to Preston, Manchester and beyond. The nearby M6, M61 and M65 motorway networks also make commuting throughout Lancashire and the wider North West exceptionally straightforward.

Stepping into the home, you are welcomed by a bright and airy reception hall with the staircase leading to the first floor and access into the main living accommodation. The spacious front lounge enjoys an abundance of natural light from the large front-facing window and features a traditional gas fire with a polished stone hearth and attractive fire surround, creating a warm and inviting focal point. A generous archway leads seamlessly into the dining room, where there is ample space for family meals and entertaining. Sliding patio doors open into the conservatory, allowing plenty of natural light to flow through the home whilst providing an additional reception area with direct access to the garden. The modern fitted galley kitchen is well-equipped with a range of integrated appliances and benefits from tiled flooring, a side-facing window and an external door leading directly to the rear garden, making it both practical and convenient for everyday living.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families of all sizes. The generous principal bedroom overlooks the front garden and benefits from fitted wardrobes with sliding doors, providing excellent built-in storage. Bedroom two enjoys views over the rear garden and includes a useful integrated storage cupboard, whilst bedroom three overlooks the front of the property and would make an ideal child's bedroom, nursery, guest room or home office. Completing the first floor is the three-piece family bathroom, fitted with a bath incorporating an overhead shower to suit the needs of modern family living.

Externally, the property boasts a flagged driveway providing off-road parking for one vehicle, which continues through gated access to a detached garage. A neatly maintained front lawn with established shrubs and bushes enhances the property's kerb appeal and creates a welcoming first impression. To the rear, the home enjoys a generous enclosed lawned garden with mature planted borders, offering plenty of space for children to play, gardening enthusiasts to enjoy or families to entertain outdoors. A flagged pathway leads through the garden to a seating area positioned at the rear, providing a peaceful spot to relax and unwind. Combining spacious accommodation, a desirable location and excellent outdoor space, this wonderful family home presents an opportunity not to be missed.






TUESDAY
10:50























T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW

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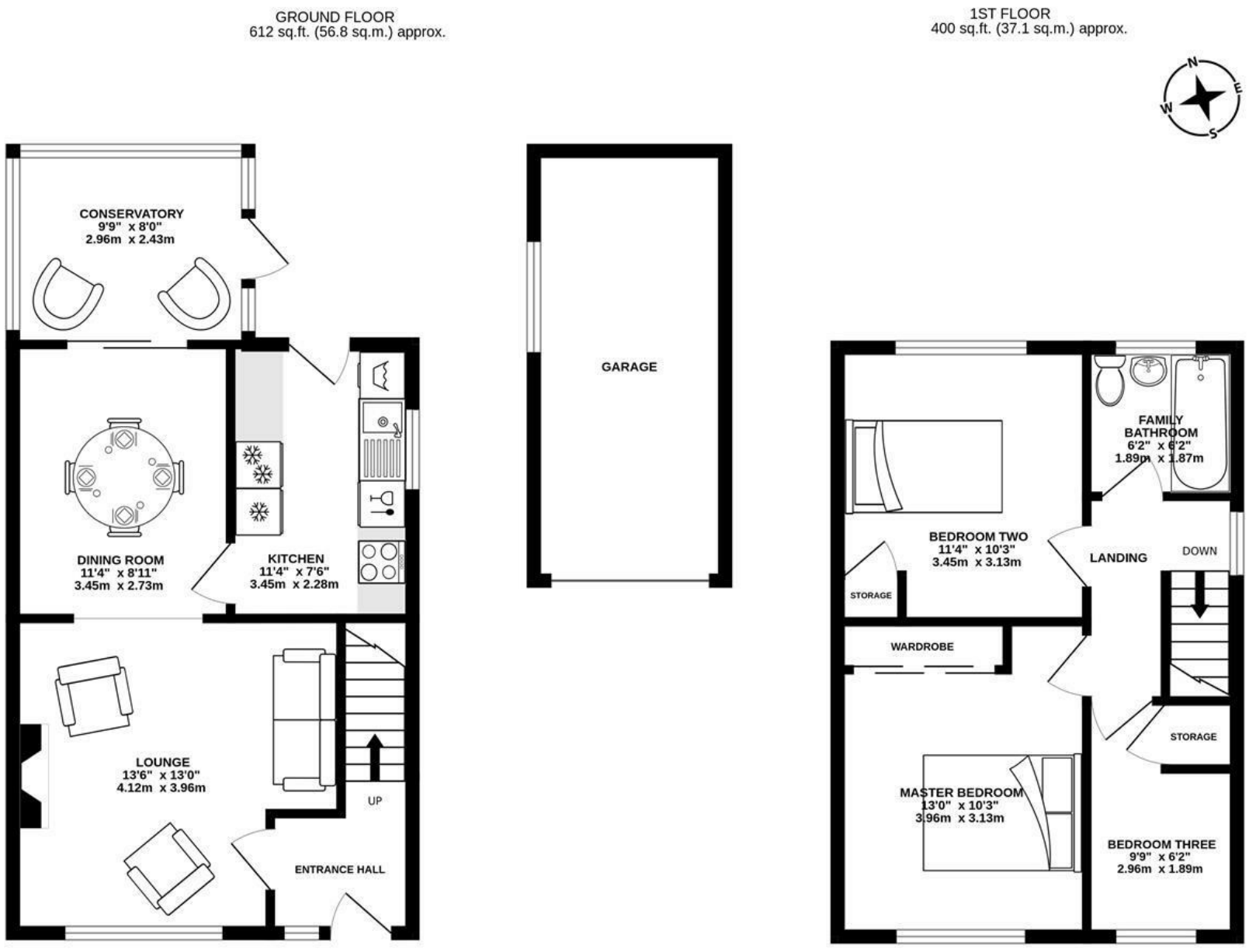




BEN ROSE

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.

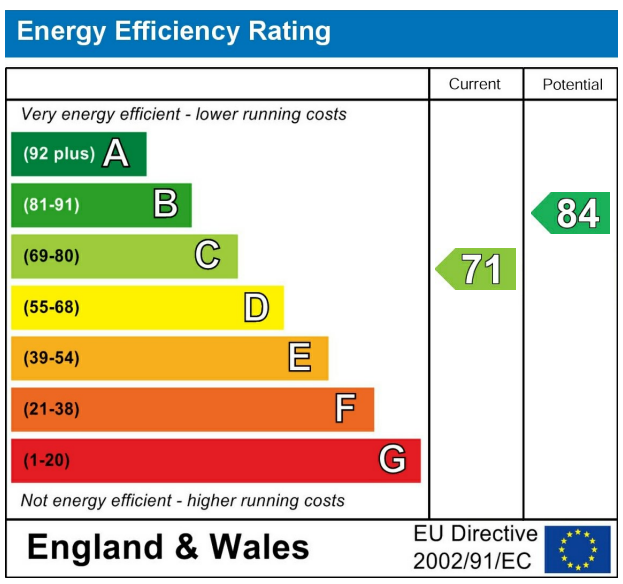
1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.

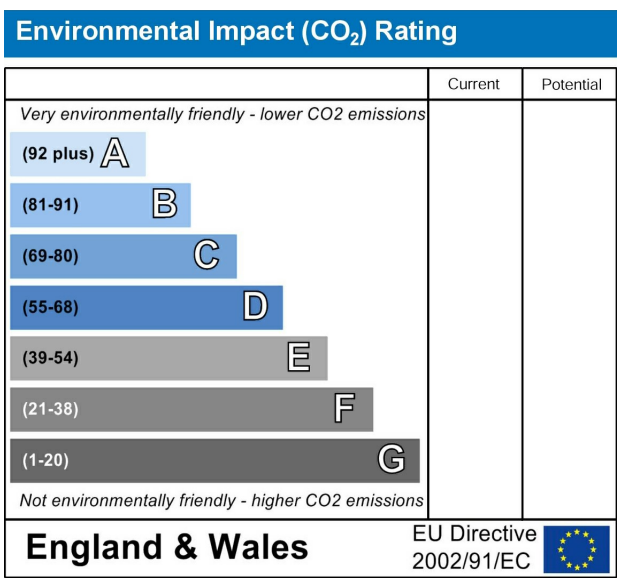


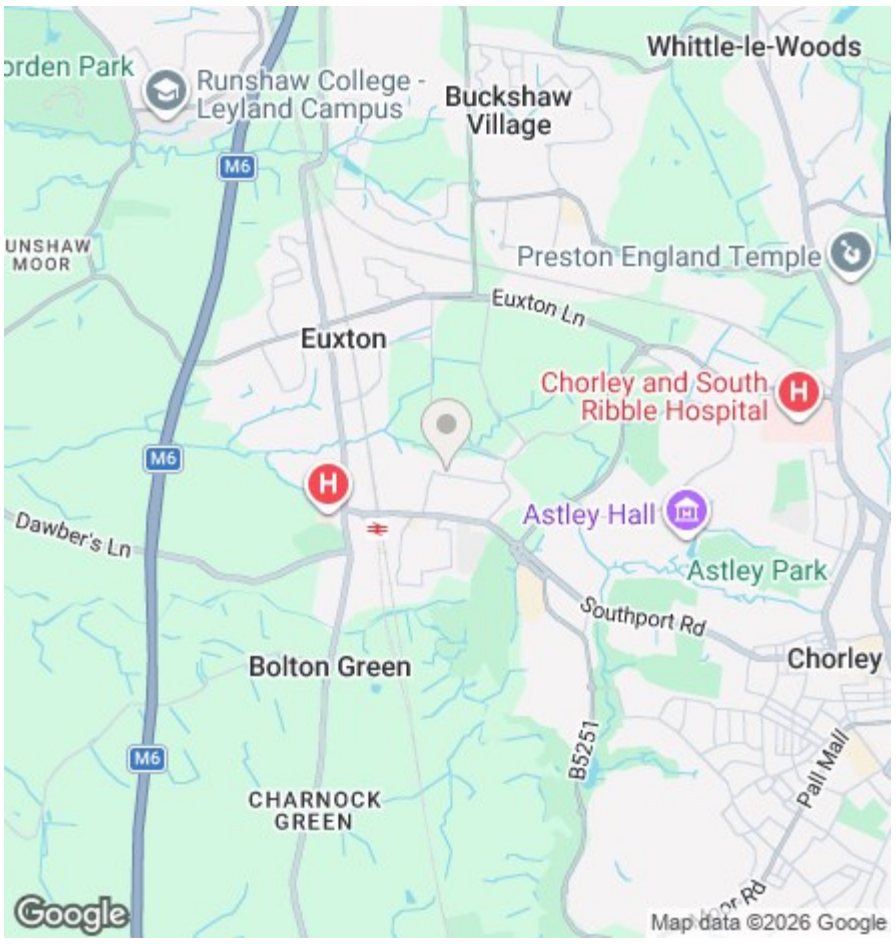
TOTAL FLOOR AREA : 1011 sq.ft. (94.0 sq.m.) approx.

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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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.







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