



Beech Avenue, Euxton, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom semi-detached home situated on a desirable cul-de-sac in the sought-after area of Euxton. Perfectly suited to first time buyers and growing families, this lovely home offers generous living space both inside and out, positioned on a fantastic corner plot with a larger-than-average garden. The property enjoys a convenient location close to a range of local amenities, including supermarkets, shops and leisure facilities, as well as being walking distance to the highly regarded Euxton Primrose Hill Primary School. Excellent travel links are nearby, with easy access to Buckshaw Parkway and Euxton Balshaw Lane train stations, regular bus routes, and the M6, M61 and M65 motorways, making commuting to Chorley, Preston, Leyland and Manchester straightforward.

Upon entering the home, you are welcomed into a spacious and comfortable front lounge featuring an open staircase with stylish LED spotlights, creating a modern and inviting first impression. Moving through the ground floor, you'll find the contemporary kitchen which offers an integrated oven and dishwasher, a handy pantry cupboard, and ample space for a dining table—ideal for family meals and entertaining. Just off the kitchen is a highly practical utility room, providing additional storage and workspace, along with convenient access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms. The main bedroom and bedroom two both benefit from fitted wardrobes, offering excellent storage, while bedroom three provides a versatile space ideal for a child's room, nursery, or home office. Completing the first floor is the modern three-piece family bathroom, fitted with an over-the-bath shower.

Externally, the property has a driveway to the front providing off-road parking for two vehicles. To the rear, you'll find a truly impressive and generously sized garden, offering multiple seating areas and a lawn perfect for outdoor enjoyment. The garden also features foundations for a sunken seating area - which could make an impressive and modern outdoor seating area, a sunken trampoline, and a large children's play space suitable for climbing frames or a summer house, creating a wonderful adventure garden for families.

This fantastic home offers space, comfort and a prime location, making it an excellent opportunity not to be missed.















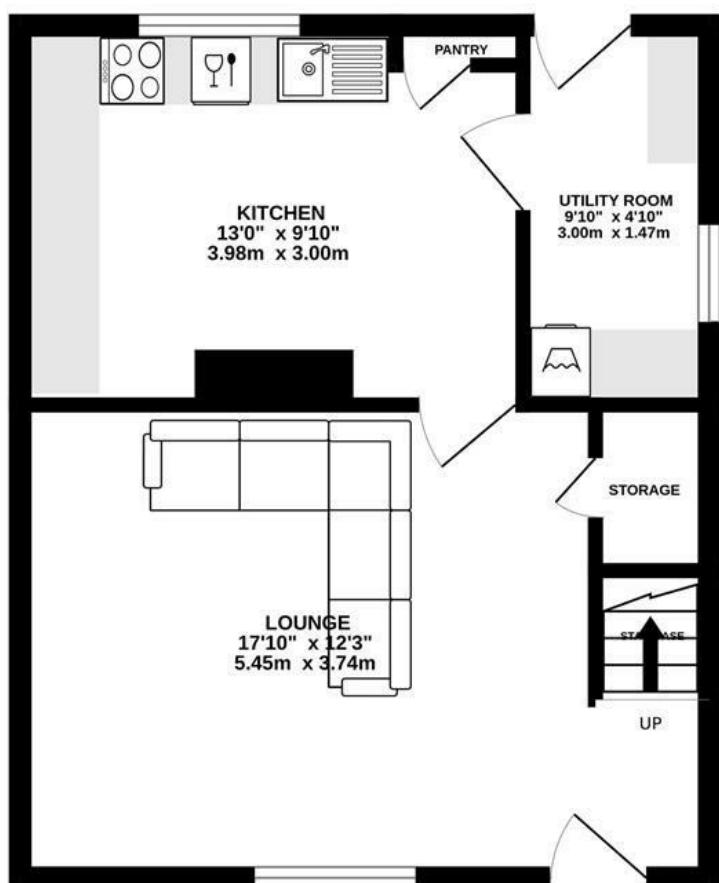




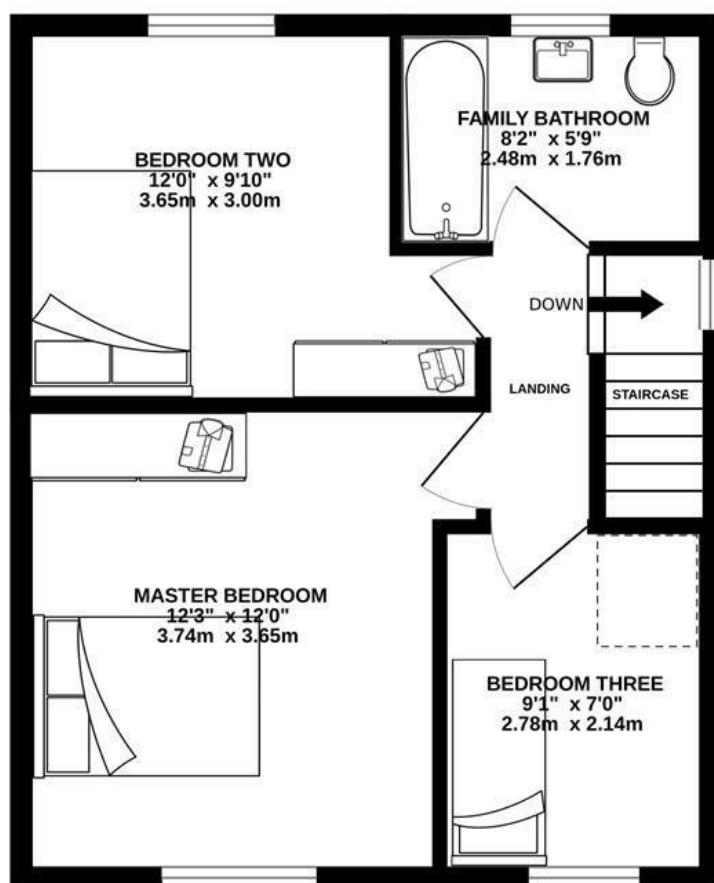


BEN ROSE

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 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.

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 (CO ₂) 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	

