



Park Avenue, Euxton, Chorley

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to market this beautifully extended three-bedroom semi-detached home, located in the highly sought-after village of Euxton. This charming property offers spacious and versatile living across two floors, perfectly suited for modern family life. Situated in a desirable residential area, the home benefits from excellent connectivity with rail services to Preston and Wigan, as well as strong bus links into Preston and Chorley. The M6, M61 and M65 motorways are also within easy reach, making this an ideal base for commuters. Euxton itself provides a welcoming community feel, while nearby Chorley town centre offers a fantastic array of local shops, schools, restaurants, pubs, and leisure facilities.

On entering the property, you are greeted by a bright and airy entrance hall that sets the tone for the home. To the front, a spacious lounge provides a comfortable setting for family relaxation, while to the rear, a bespoke kitchen/dining room acts as the true heart of the home. Designed with both style and practicality in mind, the kitchen boasts quality appliances, ample workspace, and French doors opening onto a smaller lawned garden. At the dining end, further access is provided to the main garden, making this space perfect for entertaining. Completing the ground floor is a handy WC and a versatile sitting room, also benefitting from French doors to the main garden.

Moving upstairs, the first floor is home to three generously sized bedrooms. The impressive master suite extends the full width of the property, with a stylish modern ensuite shower room. Two additional double bedrooms provide excellent accommodation for family or guests, while a contemporary three-piece family bathroom, ensures everyday convenience and luxury.

Externally, the property features a front paved driveway with parking for two vehicles, complemented by two charming garden areas. To the rear, the main garden enjoys a raised patio seating area, mature planting, and a lawn, offering a tranquil space to relax or entertain.

Further benefits include a new roof completed in March 2025, full cavity and loft insulation, a fully boarded attic, and a complete rewire following the extension – ensuring this home is move-in ready. In summary, this is an exceptional family property that seamlessly blends modern comforts with a desirable location.











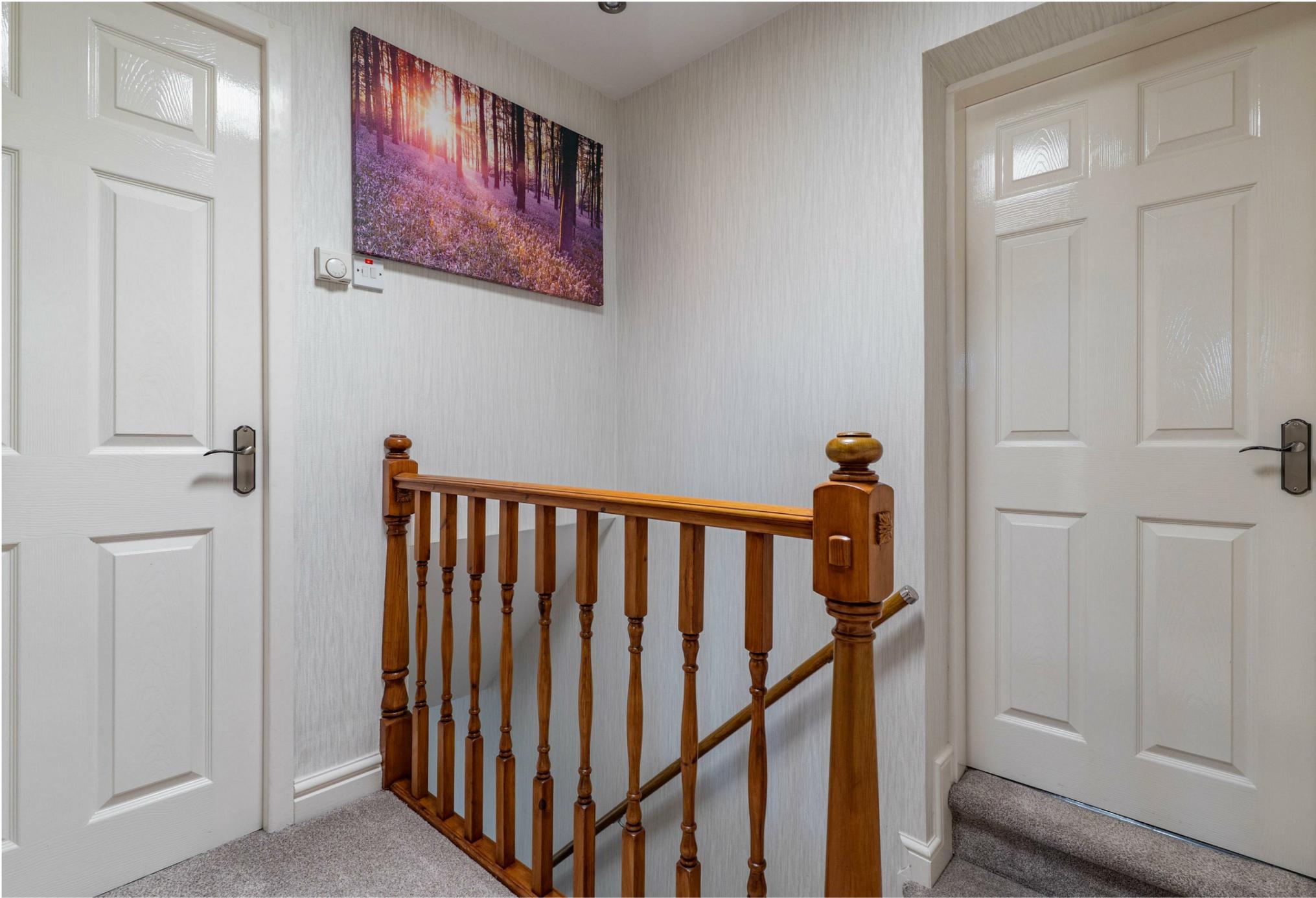










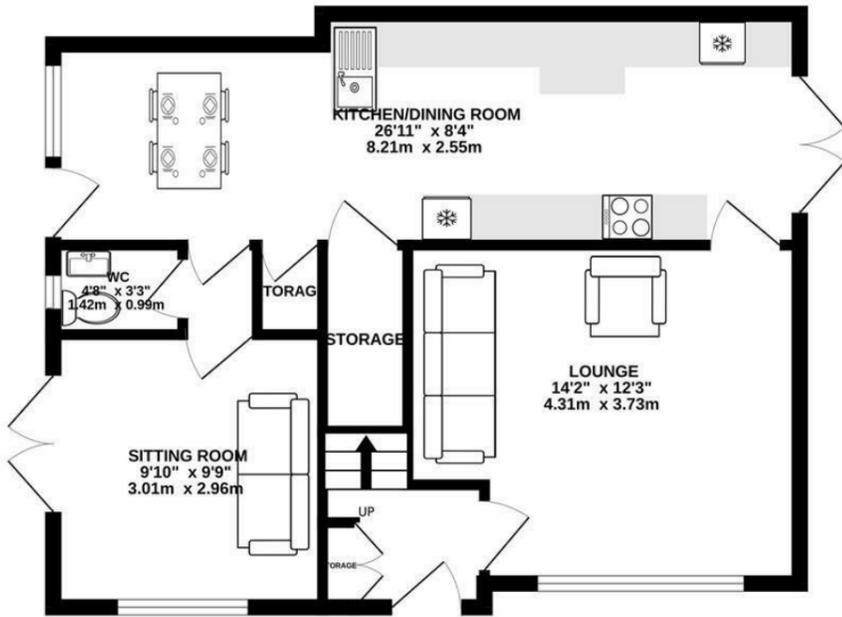




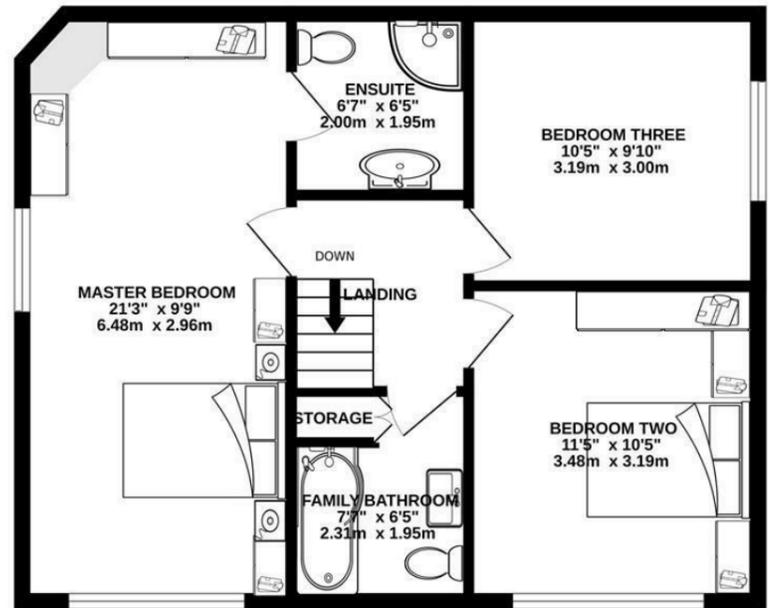




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.

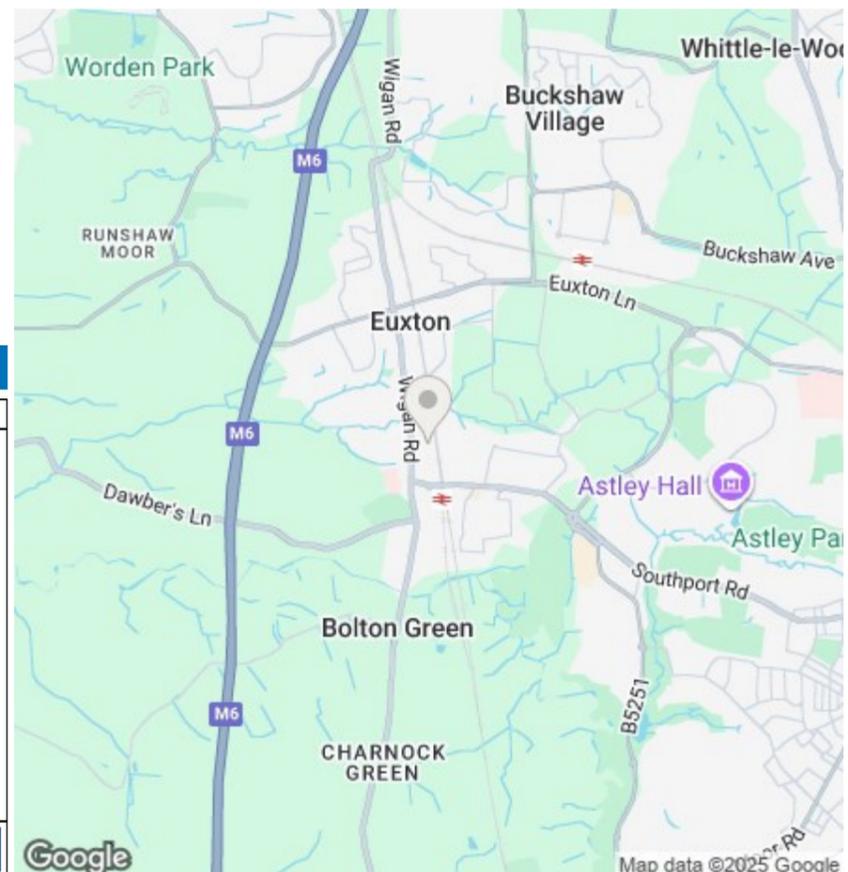


TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.

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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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	