BEN ROSE



Hawkshead Avenue, Euxton, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom semi-detached home, ideally positioned in the sought-after area of Euxton. Offering spacious accommodation and excellent potential for modernisation, the property is an exciting opportunity for couples and first-time buyers looking to create a home to their own taste. Euxton benefits from excellent transport links, with rail services providing connections to Preston and Wigan, alongside regular bus routes to Preston and Chorley. The M6 and M61 motorways are also easily accessible, whilst nearby Chorley offers a wide range of shops, bars, restaurants, pubs, schools and everyday amenities.

Entering the property, the welcoming entrance hall leads into a spacious lounge, providing a comfortable reception space with plenty of scope to personalise. To the rear is the kitchen/dining room, featuring a fitted kitchen, space for a dining area and sliding doors opening directly onto the garden, creating a practical connection between the home and outside space.

To the first floor are two well-proportioned double bedrooms. The master bedroom benefits from built-in wardrobes, providing useful storage, whilst bedroom two offers further generous accommodation. Completing the floor is a three-piece family bathroom.

Externally, the property is approached via a driveway providing parking for two cars, alongside a detached garage offering additional storage. To the rear is a pleasant garden with a paved patio area, lawn and woodland beyond, providing a peaceful setting. With generous accommodation, excellent potential and a convenient location, this home represents an ideal opportunity for buyers seeking a property they can truly make their own.






Bleach





















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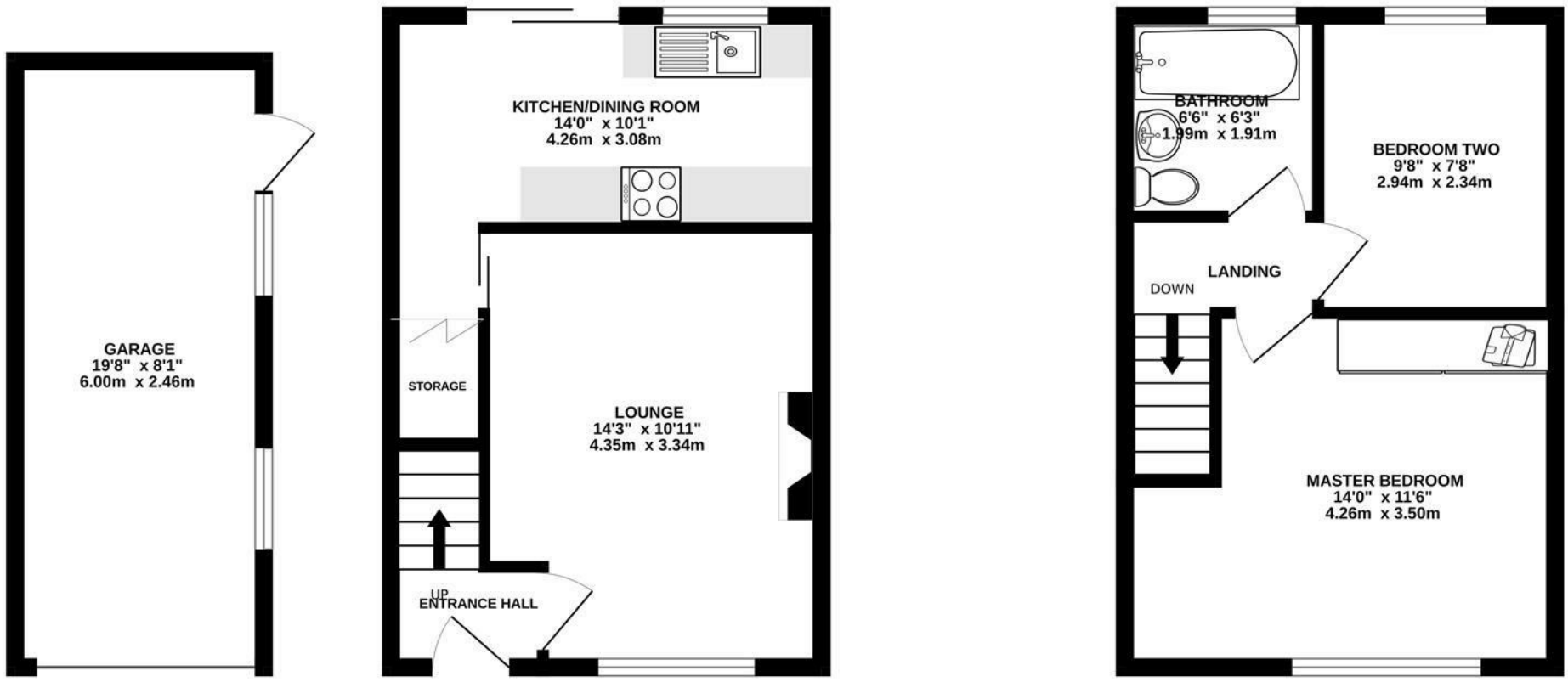


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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

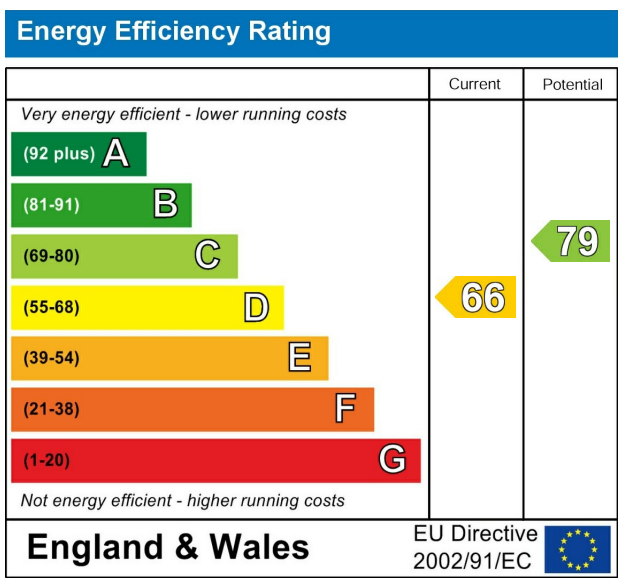
1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.

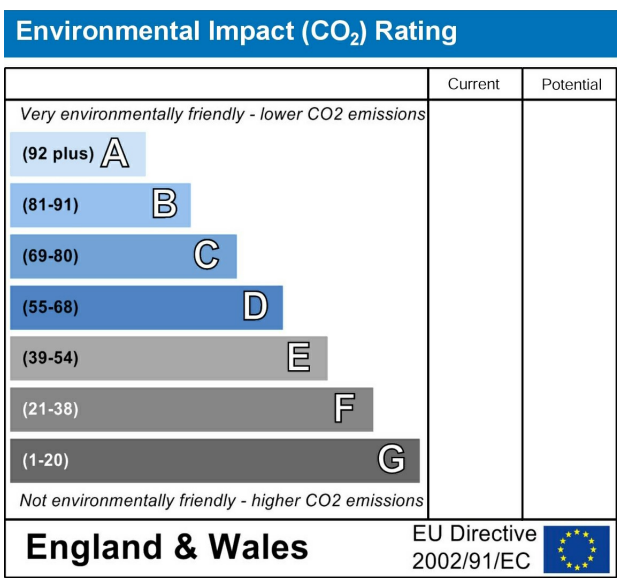


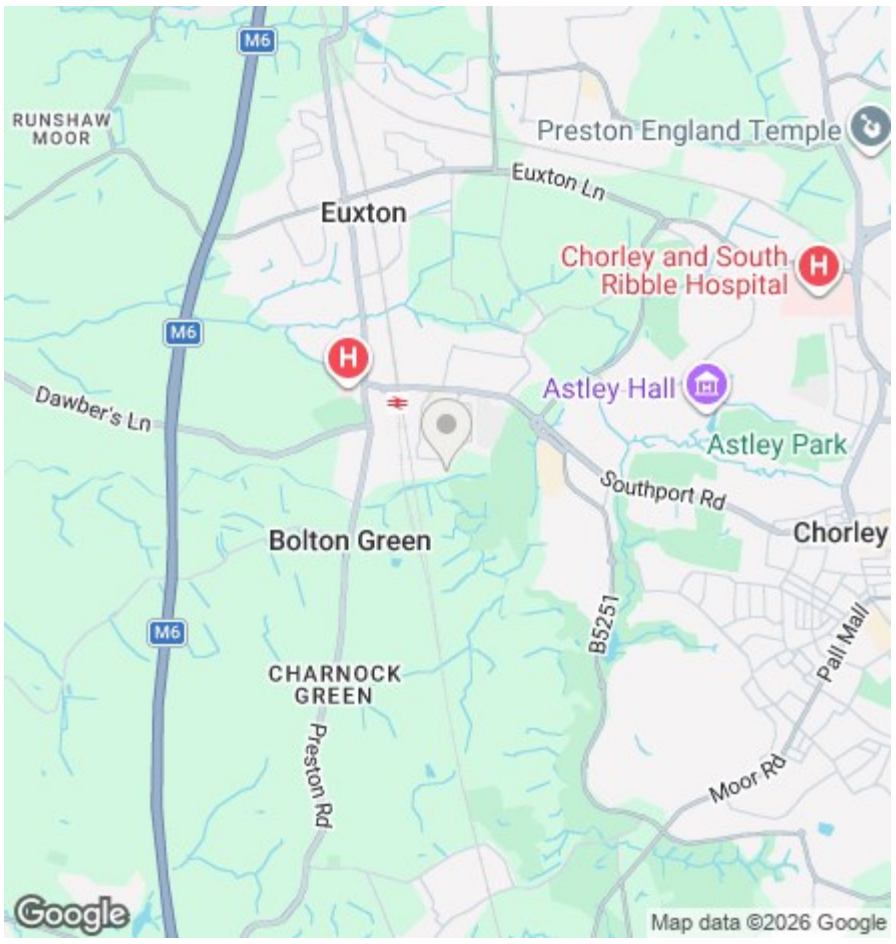
TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

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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