



Hawkshead Avenue, Euxton, Chorley

Offers Over £259,995

Ben Rose Estate Agents are delighted to present to the market this beautifully refurbished two-bedroom detached property, located in the highly sought-after village of Euxton. Finished to a high standard throughout, this stunning home would be ideal for a couple or small family, offering spacious and comfortable living across two floors. The property is perfectly situated just a short drive from Chorley town centre and benefits from excellent local amenities, including well-regarded schools, supermarkets, and leisure facilities. Residents will also enjoy superb transport links via nearby Euxton train station and easy access to the M6 and M61 motorways, making it an excellent choice for commuters. Early viewing is highly recommended to avoid disappointment.

Stepping into the property through the welcoming entrance porch, you are greeted by the main hallway where a staircase leads to the upper level. To the right, you will find the spacious lounge, featuring a charming multi-fuel burner fireplace and a large window overlooking the front aspect. Continuing through, you enter the impressive open-plan kitchen/diner. This stunning space boasts a newly fitted kitchen complete with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher, along with a stylish breakfast bar ideal for casual dining. There is ample space for a large family dining table, and double patio doors open into the bright and airy family room at the rear.

The beautiful family room is a versatile space currently used as a second sitting room, providing a perfect spot to enjoy views of the garden. The garden can be accessed here via a single door to the side and double patio doors at the rear. Completing the ground floor layout is a convenient WC located just off the entrance hall, as well as a practical utility/cloakroom offering additional space for freestanding appliances.

Heading upstairs, you will find two well-proportioned double bedrooms, both benefiting from bespoke fitted wardrobes and additional eaves storage. The stylish shower room, complete with a double sink unit, completes this level.

Externally, the front of the property features a well-maintained garden and a private driveway offering off-road parking for multiple vehicles. There is also up-and-over access to the attached garage, which is equipped with lighting and power.

To the rear, a lovely low-maintenance garden enjoys sunshine throughout the day and features a stone patio and a raised decking area — perfect for outdoor furniture, relaxation, or entertaining.









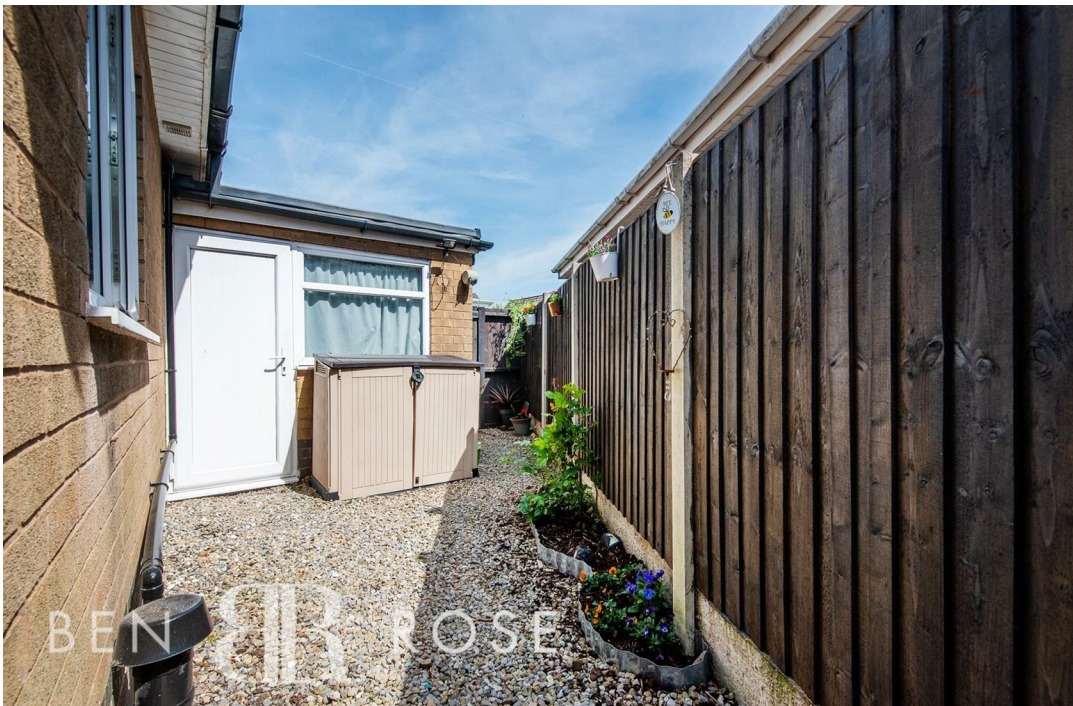






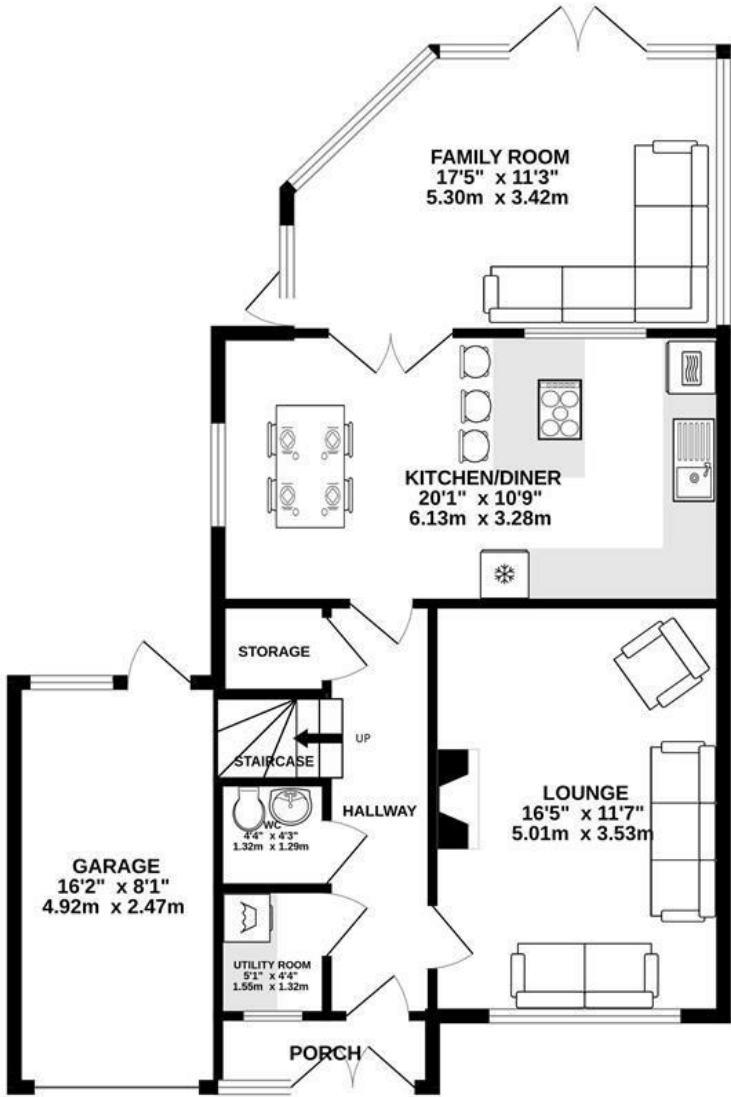




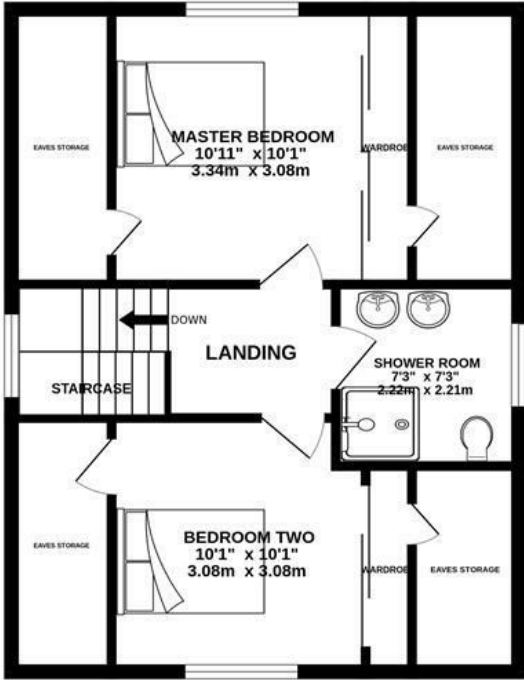


BEN ROSE

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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		

