



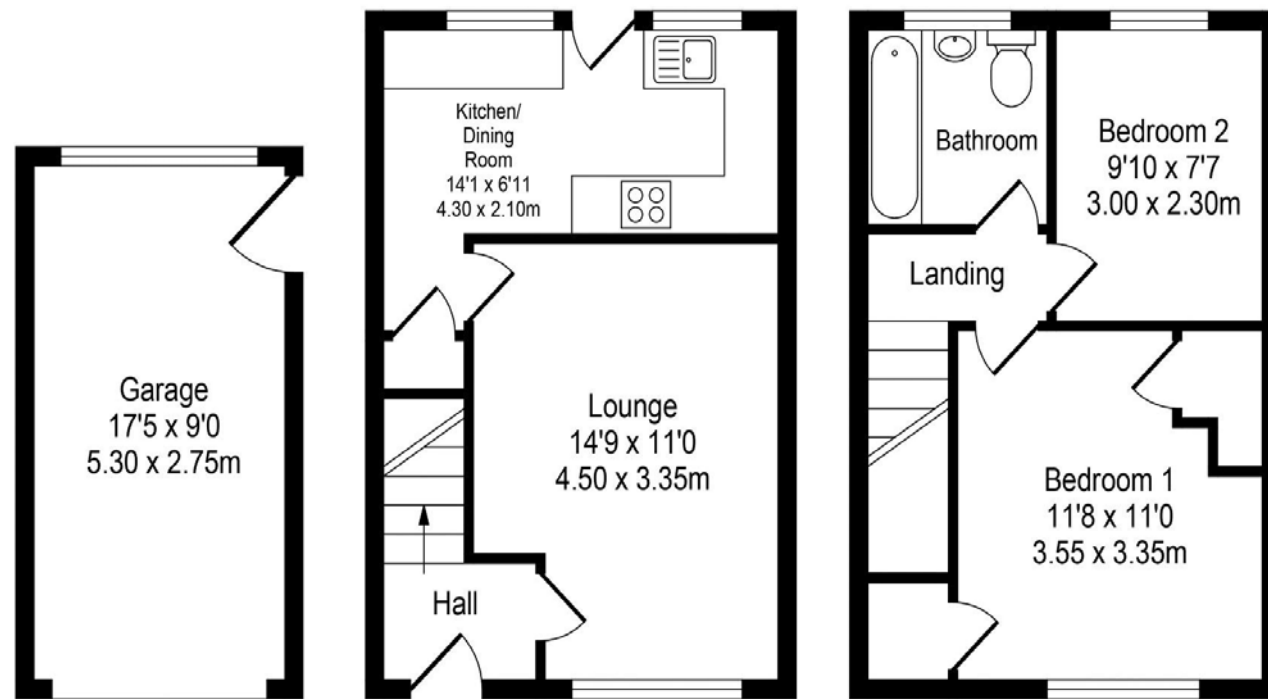
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ARNOLD & PHILLIPS  
ESTATE AGENTS

## Total Approx. Floor Area 794 Sq.ft. (73.80 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor  
Area 160 Sq.Ft  
(14.84 Sq.M.)

Approx. Floor  
Area 316 Sq.Ft  
(29.48 Sq.M.)

Approx. Floor  
Area 316 Sq.Ft  
(29.48 Sq.M.)

Tenure: We are advised by our client that the property is .....  
Council Tax Band: .....

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Hawkshead Avenue, Euxton

A&P



Arnold & Phillips are delighted to present an exquisite two-bedroom semi-detached home that has recently undergone a meticulous renovation. This charming property is nestled in the highly sought-after village of Euxton, a location celebrated for its blend of tranquil village life and convenient access to urban amenities. The home is perfectly suited for families and professionals who value both community spirit and accessibility to larger towns and cities. Euxton offers a vibrant community atmosphere, enriched by its collection of local shops, bars, and essential amenities.

Despite its serene village charm, Euxton remains conveniently close to Chorley town centre, which is only a short drive away. This proximity ensures that residents can enjoy the peacefulness of village living while still having easy access to the wider range of facilities and services found in a larger town. The location is further enhanced by excellent transport links, including quick access to motorway networks that connect to major towns and cities, making it an ideal setting for commuters. Additionally, Euxton train station is within walking distance, offering residents further convenience for travel by rail.

Upon entering the property, one is greeted by a bright and welcoming entrance hallway, leading to a spacious living room. The lounge is tastefully decorated in neutral tones, providing a serene and versatile space for relaxation and entertainment. The design seamlessly integrates into the kitchen area, which stands as a highlight of the home. The kitchen is adorned with a range of contemporary wall and base units and features a practical breakfast bar, making it perfect for both casual dining and culinary endeavors.

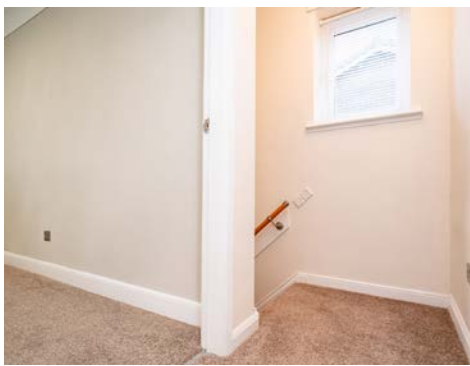
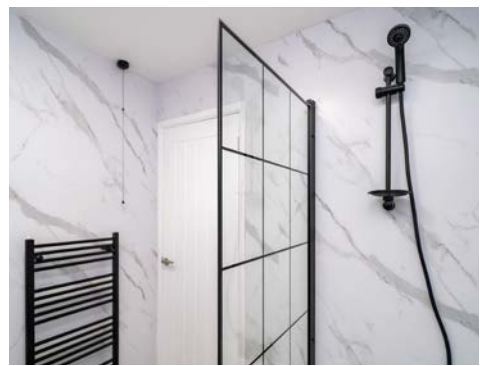
The first floor of the home accommodates two generously sized double bedrooms, each offering ample space and comfort. These rooms are complemented by a modern three-piece family bathroom, which is fitted with quality fixtures and boasts a sleek, contemporary design. This combination of comfortable sleeping quarters and a well-appointed bathroom enhances the home's appeal to prospective buyers.

Externally, the property benefits from an elevated position, contributing to its overall curb appeal. The front garden is designed for low maintenance, allowing residents more leisure time to enjoy their surroundings. A sizable driveway provides ample off-road parking and leads to a single garage, which offers additional storage or parking space. The rear garden presents a blank canvas, offering a generous size for various landscaping possibilities. This space invites new homeowners to personalize it, whether for gardening, outdoor entertaining, or creating a play area.

In conclusion, this beautifully renovated home represents an ideal opportunity for those seeking a well-connected, family-friendly environment without sacrificing modern amenities and comfort. It offers the perfect balance of village life and urban convenience.







**KEY FEATURES**

- Renovated Semi Detached Property
- Two Double Bedrooms
- Circa 794 Square Feet
- Spacious Lounge
- Modern Kitchen
- Low Maintenance Gardens
- Driveway Parking
- Garage
- Sought After Location
- Close to Amenities
- Great Transport Links

