



Countess Way, Euxton, Chorley

Offers Over £169,995

Ben Rose Estate Agents are delighted to offer this beautifully presented two-bedroom, semi-detached home located in a sought-after area of Euxton. Perfect for first-time buyers looking to step onto the property ladder, this home boasts a prime location just a short drive from the towns of Leyland and Chorley, offering excellent schools, shops, and local amenities. The area is well-connected, with fantastic travel links via Euxton and Buckshaw Parkway train stations and easy access to the M6 and M61 motorways. Early viewing is strongly advised to avoid disappointment.

The property welcomes you with a bright and inviting porch that doubles as a cloakroom. From here, you step into the spacious family lounge, which offers ample room for a large sofa set and features an open staircase. The lounge leads seamlessly into the modern kitchen/diner, equipped with an integrated hob, oven, fridge freezer, and dishwasher, along with space for a washer/dryer. There's also room for a four-person dining table, and the space opens directly onto the rear garden.

Upstairs, there are two generously sized bedrooms, both easily accommodating double beds and furnishings. A stylish three-piece family bathroom with an over-bath shower completes this floor.

Outside, the property benefits from a driveway with space for two cars. The rear garden is a good size, featuring a mix of lawn and paved areas, as well as access along the side of the house. A summer house/office with electricity is an added bonus, providing a versatile space for work or leisure while offering a good level of privacy.





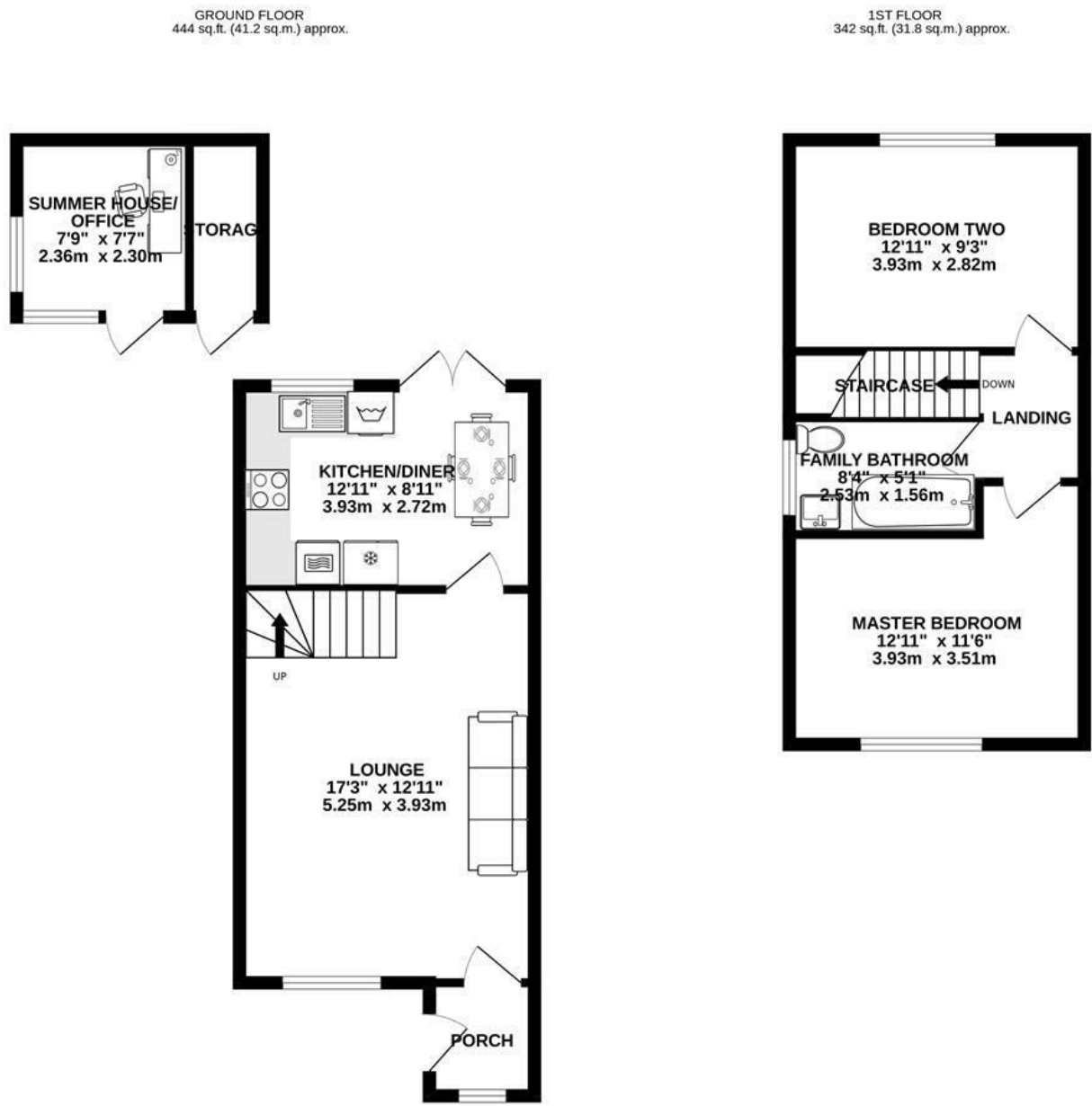








BEN ROSE



TOTAL FLOOR AREA: 786 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
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	

