



Primrose Hill Road, Euxton, Chorley

Offers Over £185,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached bungalow, nestled in the picturesque village of Euxton, Lancashire. This property offers a unique opportunity for development, making it an ideal prospect for investors and developers alike. Euxton boasts a range of local amenities, including shops, schools, and recreational facilities, ensuring daily conveniences are within easy reach. The village's proximity to the Leeds-Liverpool Canal offers scenic walking routes, while excellent travel links, such as nearby train stations and easy access to major motorways, make commuting straightforward.

Upon entering the bungalow, you are welcomed into a spacious entrance hall that provides access to all main living areas. The kitchen/diner, located towards the rear, features ample space for a family dining table and offers direct access to the secluded garden, perfect for indoor-outdoor living. Adjacent to the kitchen is a generously sized lounge, providing a comfortable space for relaxation. The property also comprises three well-proportioned bedrooms, each offering versatility for family living or potential office space. A family bathroom serves all bedrooms, completing the ground floor accommodation.

Externally, the property benefits from a driveway with space for up to three cars, complemented by a garage for additional parking or storage. The front garden adds to the property's curb appeal, while the rear garden offers a secluded retreat featuring both patio and lawn areas, ideal for outdoor entertaining or relaxation. This bungalow presents a unique opportunity for development in a sought-after location, combining potential with the charm of village living.





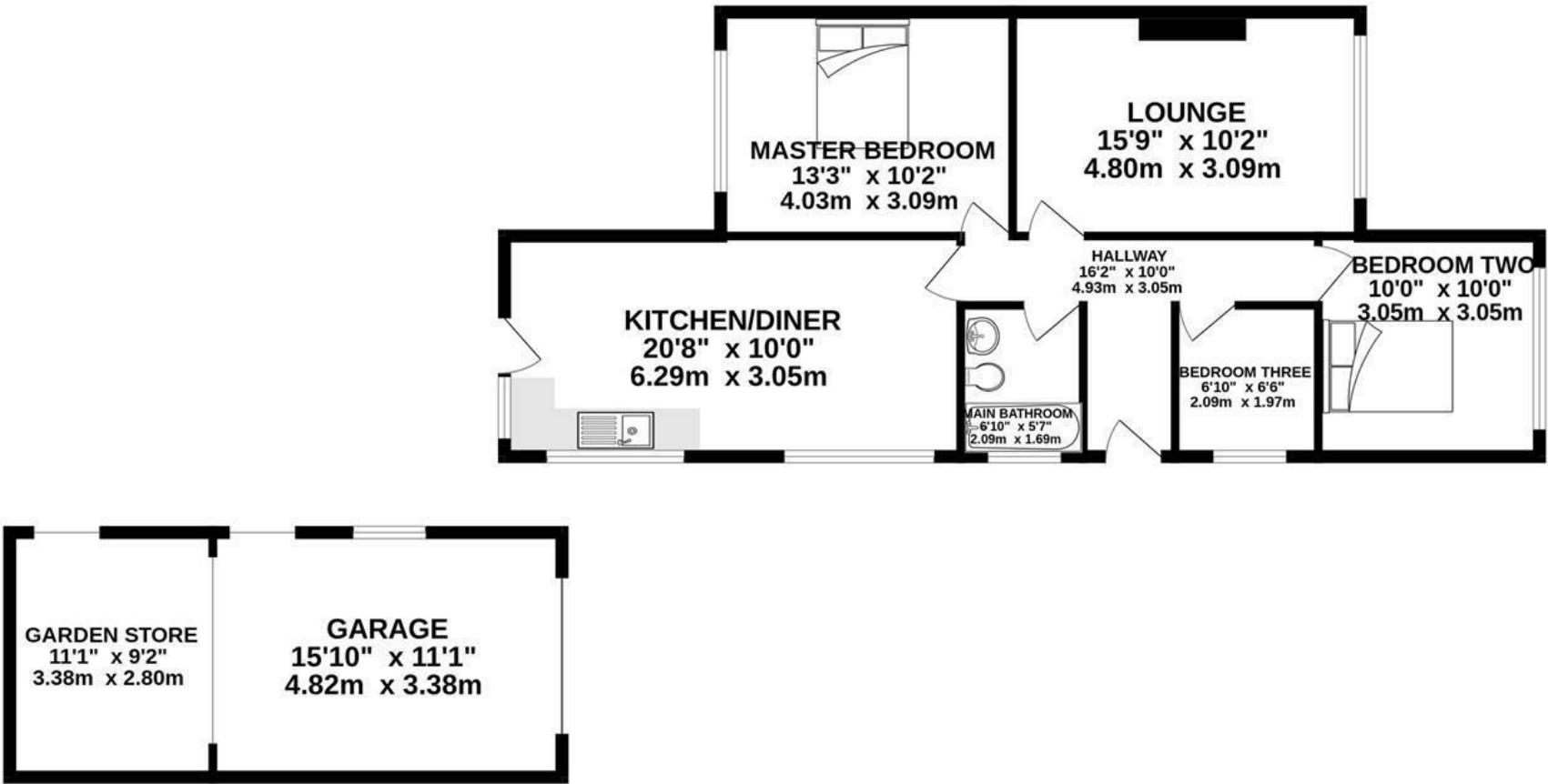









GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 