



**Pennine Avenue, Euxton, Chorley**

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached bungalow, situated in a quiet cul-de-sac in the highly sought-after village of Euxton. This home is an excellent opportunity for those looking for a project, offering fantastic potential to modernise and create a personalised living space. Benefitting from NO ONWARD CHAIN, the property is ideally positioned for easy access to local amenities, excellent schools, and superb travel links. Euxton Balshaw Lane train station is just a short distance away, providing direct routes to larger towns and cities, while the M6 and M61 motorways are within close reach, making commuting a breeze. Chorley town centre, with its array of shops, eateries, and leisure facilities, is also nearby, ensuring convenience at your doorstep.

Upon entering, you are welcomed into a central entrance hall that leads into the spacious front lounge. This inviting space is bathed in natural light thanks to a large floor-to-ceiling window. Through the lounge, you'll find the master bedroom, offering a generous amount of space. The hallway leads to the remaining rooms, including a second bedroom, which provides excellent versatility and has previously been used as a dining room. This room also features sliding doors that open directly onto the rear yard. The family bathroom is fitted with a three-piece suite, while the kitchen is positioned at the rear of the home, offering ample storage and worktop space, with potential for modernisation to suit individual tastes.

Externally, the property has a spacious driveway with off-road parking for up to three cars, leading to a single integrated garage for additional storage or parking. To the rear, a convenient yard provides a private outdoor space, ideal for easy upkeep while still offering potential for landscaping or a patio area.

This fantastic home is brimming with potential, making it a perfect choice for buyers seeking a renovation project in a prime location.





















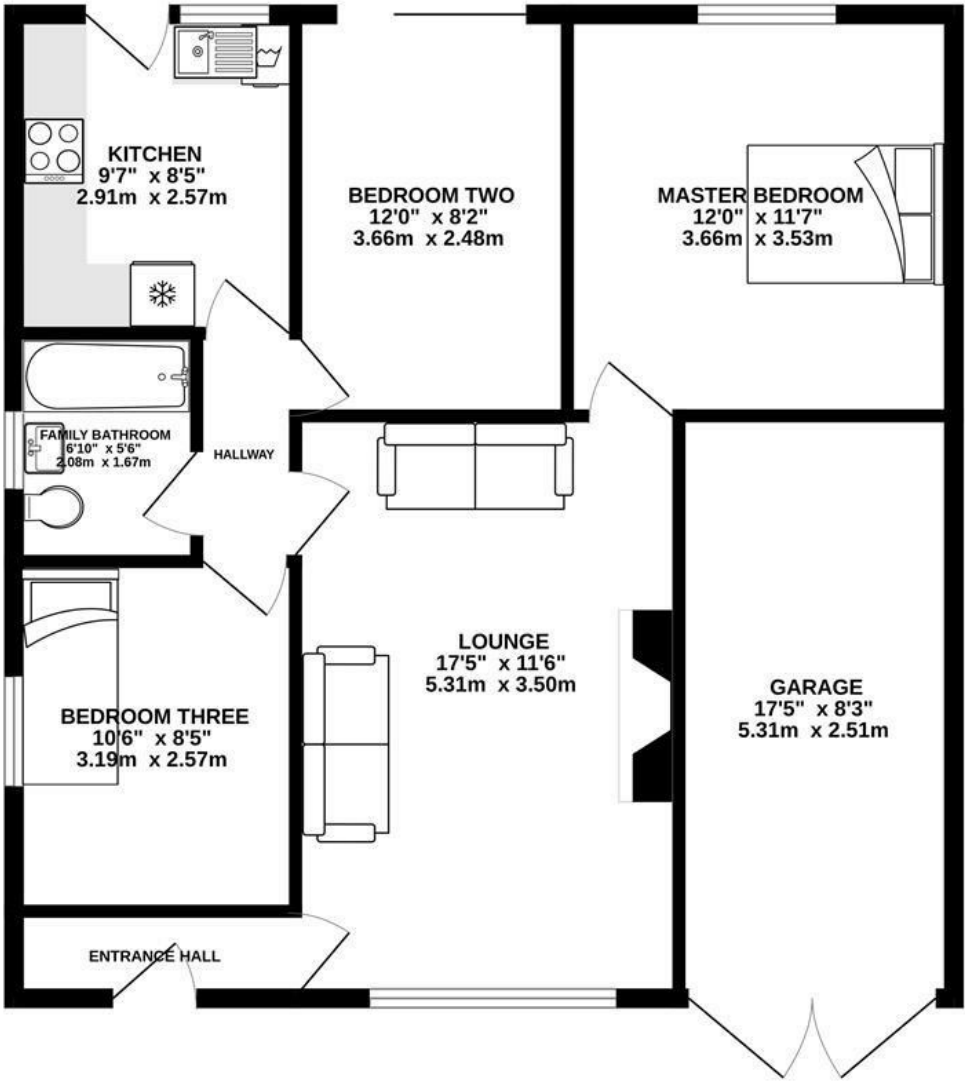







# BEN ROSE

GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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	<div>67</div>	<div>84</div>
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

