



Queensway, Euxton, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow, located in the desirable and well-connected area of Euxton, Lancashire. Perfectly suited for a couple seeking a blend of comfort and convenience, this lovely home sits within easy reach of local amenities including shops, cafes, and essential services. Commuters will appreciate the excellent travel links nearby, with regular bus routes, a local train station providing direct connections to larger towns and cities, and easy access to the M6 and M55 motorways for those travelling further afield.

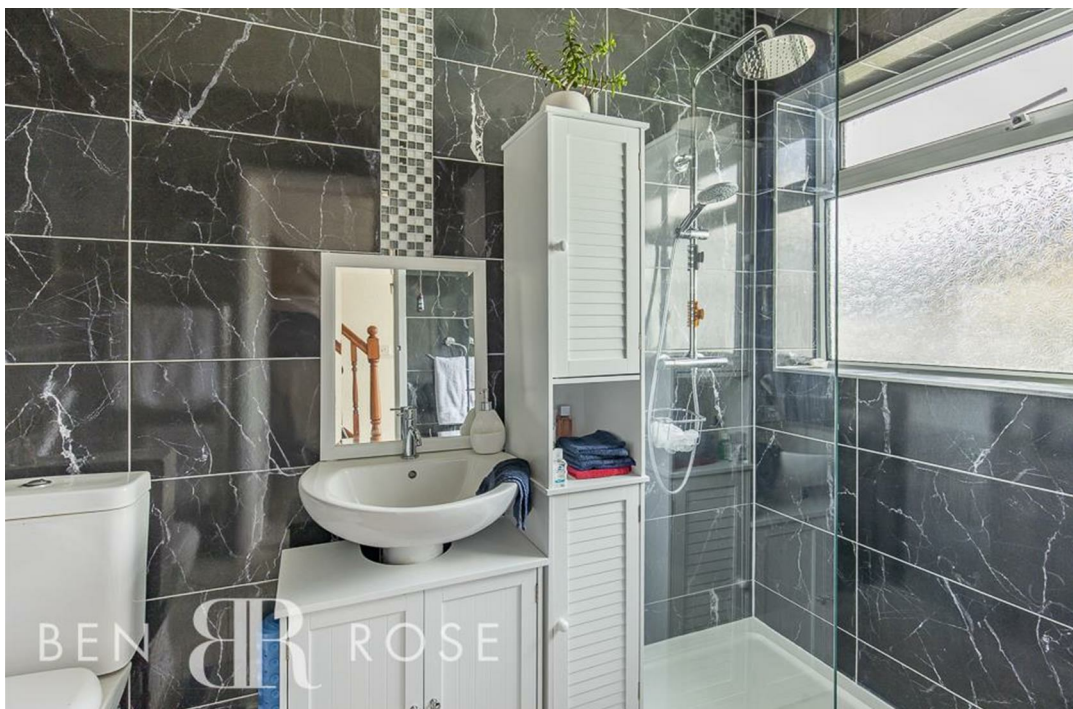
As you step into the property, you're welcomed by a bright and inviting porch that sets the tone for the rest of the home. To the side, you'll find a modern kitchen fully fitted with integrated appliances throughout, offering both style and practicality. Ample storage solutions are thoughtfully integrated, ensuring a clutter-free living experience. The spacious lounge and dining area provide a warm and comfortable environment for relaxing or entertaining, flowing seamlessly into a well-lit conservatory that offers additional living space and a lovely outlook over the rear garden. Completing the ground floor is a tastefully finished family bathroom, designed for both comfort and functionality and Bedroom Two.

Moving upstairs, the first floor hosts one generously sized bedroom, offering a peaceful and private space ideal as a master suite or guest accommodation. With natural light flooding in, it provides a cosy and calming retreat at the end of the day.

Externally, the property benefits from a neatly presented front garden and a private driveway with space for up to two cars. To the rear, a secluded garden offers a delightful outdoor escape, featuring a patio area perfect for summer gatherings or quiet relaxation. This lovely bungalow blends practicality with charm and is ready for its next chapter.





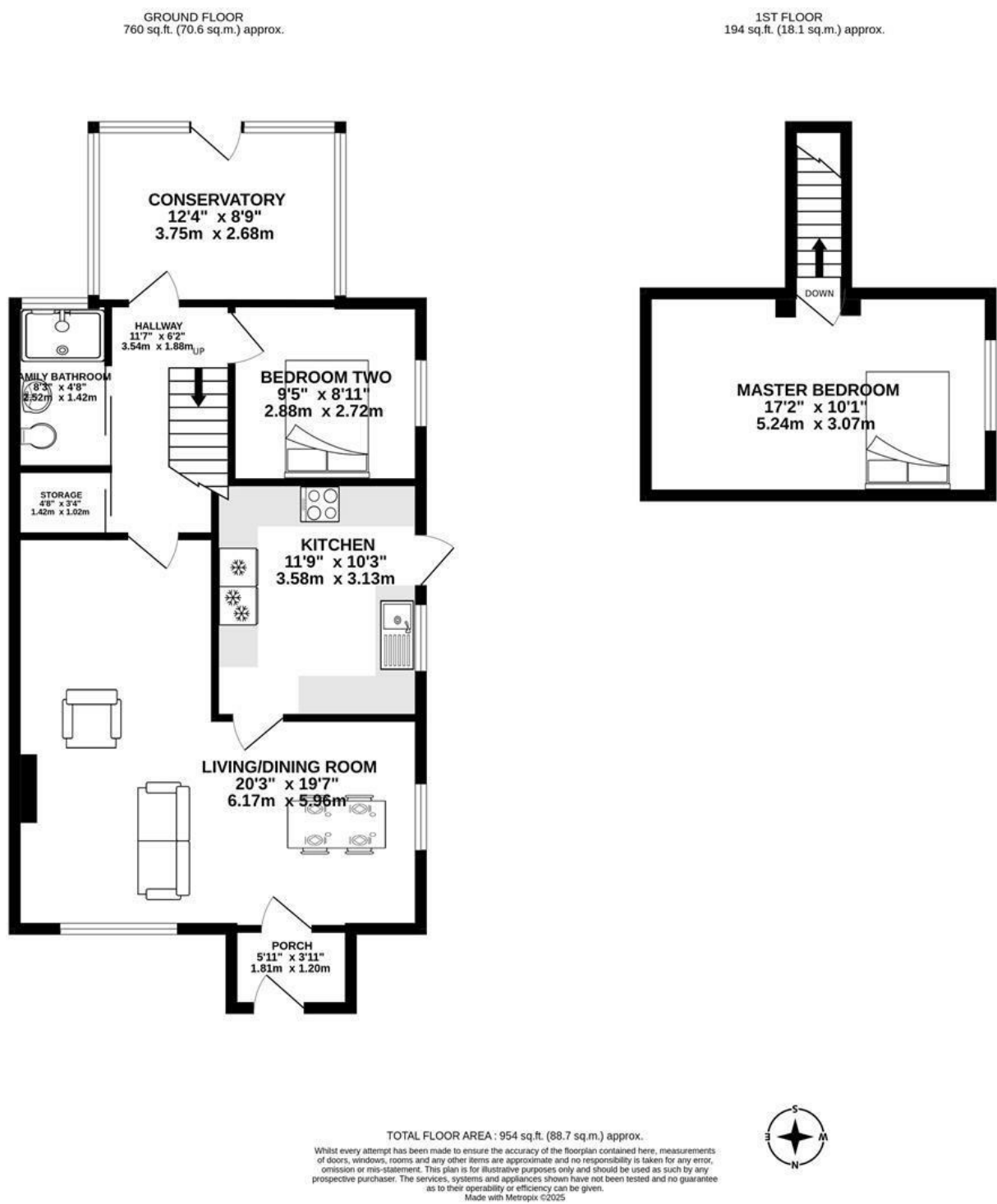








BEN ROSE



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		
(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 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		
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