



Regency Gardens, Euxton, Chorley

Offers Over £159,995

Ben Rose Estate Agents are delighted to bring to market this recently refurbished three-bedroom mid-terrace home, ideally situated in a quiet cul-de-sac in one of Euxton's most desirable areas. Perfect for first-time buyers looking to take their first step onto the property ladder, this charming property is within walking distance of excellent local schools and just a short stroll from the heart of Euxton village, where an array of shops and everyday amenities can be found. Commuters will also appreciate the convenient access to both Euxton and Buckshaw Parkway train stations, as well as the nearby M6 and M61 motorways, offering excellent travel connections.

Upon entering, you are welcomed into a bright and inviting hallway that provides access to a modern downstairs WC. At the end of the hall, the spacious kitchen/diner offers ample wall and base units, a contemporary fitted kitchen complete with an integrated hob and oven, and space for additional freestanding appliances. There is also room to comfortably accommodate a four-person dining table, making it ideal for family meals or entertaining. From here, you'll find access to the staircase, an under-stair storage cupboard, and the lounge.

The lounge, positioned at the rear of the property, is generously proportioned and filled with natural light thanks to a large rear window and patio doors that open out onto the garden. This creates a seamless connection between indoor and outdoor living and enhances the sense of space.

Upstairs, the home boasts three well-sized bedrooms, two of which are doubles. The master bedroom benefits from its own three-piece ensuite bathroom, while the remaining two bedrooms are served by a stylish family bathroom, complete with a three-piece suite and an over-the-bath shower.

Externally, the property features a good-sized rear garden that is mainly laid to lawn with a paved patio area, all bordered by tall fencing to provide privacy. The garden also includes a secure gated access leading directly to the residents' car park. The property is not overlooked from the rear, offering a more private outdoor space. One allocated parking space is included, along with several additional visitor bays. At the front, there is a low-maintenance lawn that adds to the property's curb appeal.

The home has been fitted throughout with premium 12mm Howdens laminate flooring, giving it a fresh and modern finish. This move-in-ready property is ideal for buyers seeking a stylish and practical home in a sought-after location and early viewing is highly recommended to avoid missing out.







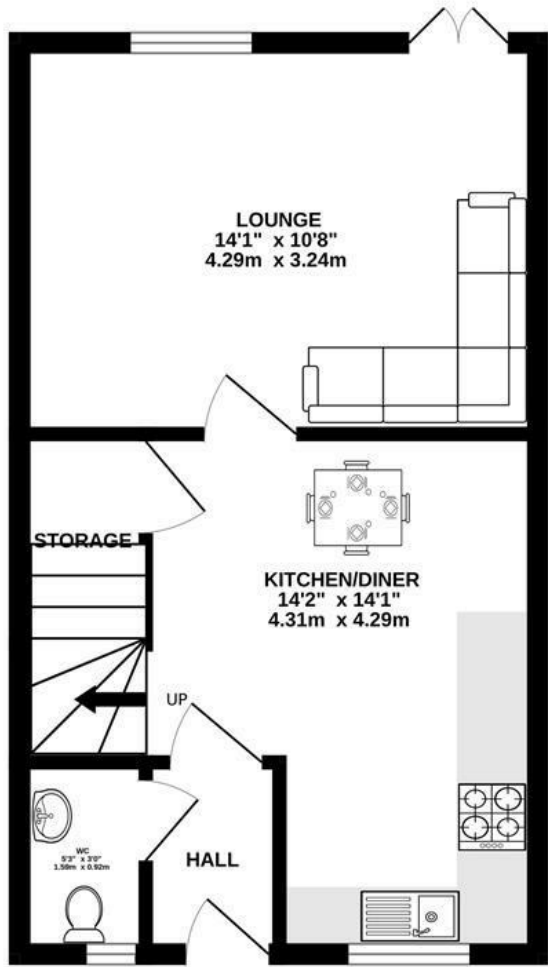




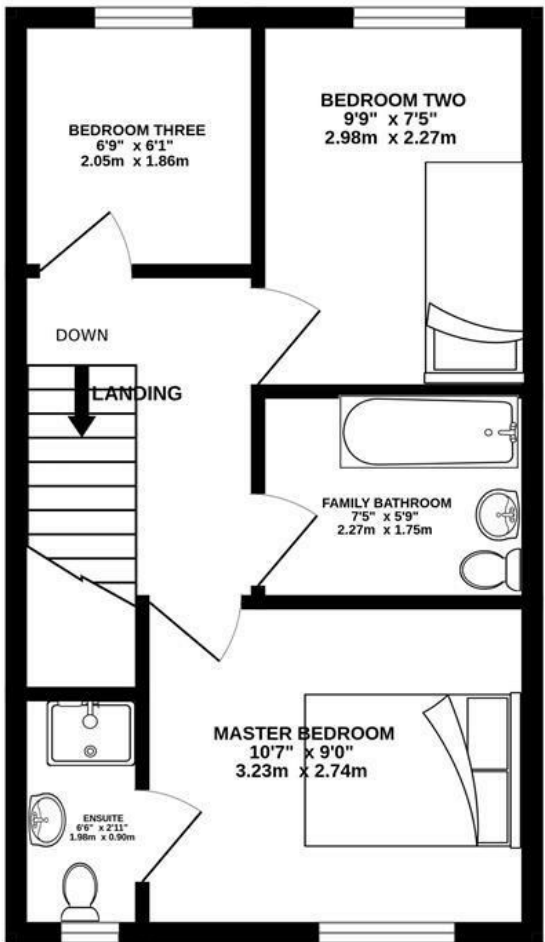


BEN ROSE

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.




TOTAL FLOOR AREA : 698 sq.ft. (64.8 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(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
		