



**Limes Avenue, Euxton, Chorley**

**Offers Over £269,995**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom detached bungalow, situated in the highly sought-after village of Euxton. Nestled within a quiet residential area, the property enjoys close proximity to a range of local amenities, including shops, well-regarded schools, and leisure facilities. Euxton boasts excellent transport links, with convenient access to the M6 and M61 motorways, providing direct routes to nearby towns and cities such as Chorley and Preston. The area is also well-served by public transport, with regular bus services and the nearby Euxton Balshaw Lane train station offering easy rail connections.

Stepping into the property, you are welcomed into a spacious entrance hallway that provides access to all main rooms. To the left, you'll find the generously sized lounge, arranged in an L-shape with the dining room. The lounge features a charming fireplace and a large front-facing window that allows plenty of natural light. The dining area comfortably accommodates a large family dining table and leads through to the kitchen. The well-appointed kitchen offers ample storage space, along with an integrated oven and hob. Crossing back through the hallway, you'll find two well-proportioned double bedrooms, both benefiting from integrated storage. Additional storage is also available in the entrance hall, along with access to the modern three-piece shower room. At the rear of the property, a versatile family room completes the internal accommodation. This flexible space can be used as a second sitting room, home office, playroom, or whatever suits your needs, and it provides direct access to the rear garden via a single patio door.

Externally, the front of the property features a sizable, flagged driveway offering off-road parking for multiple vehicles. The rear garden is generously sized and low-maintenance, with a combination of faux lawn and a flagged patio area. The garden is not overlooked, providing excellent privacy, and it enjoys scenic views over the picturesque farmers' fields beyond.

The home also benefits from solar panels, enhancing energy efficiency.

Early viewing is highly recommended to avoid any potential disappointment.





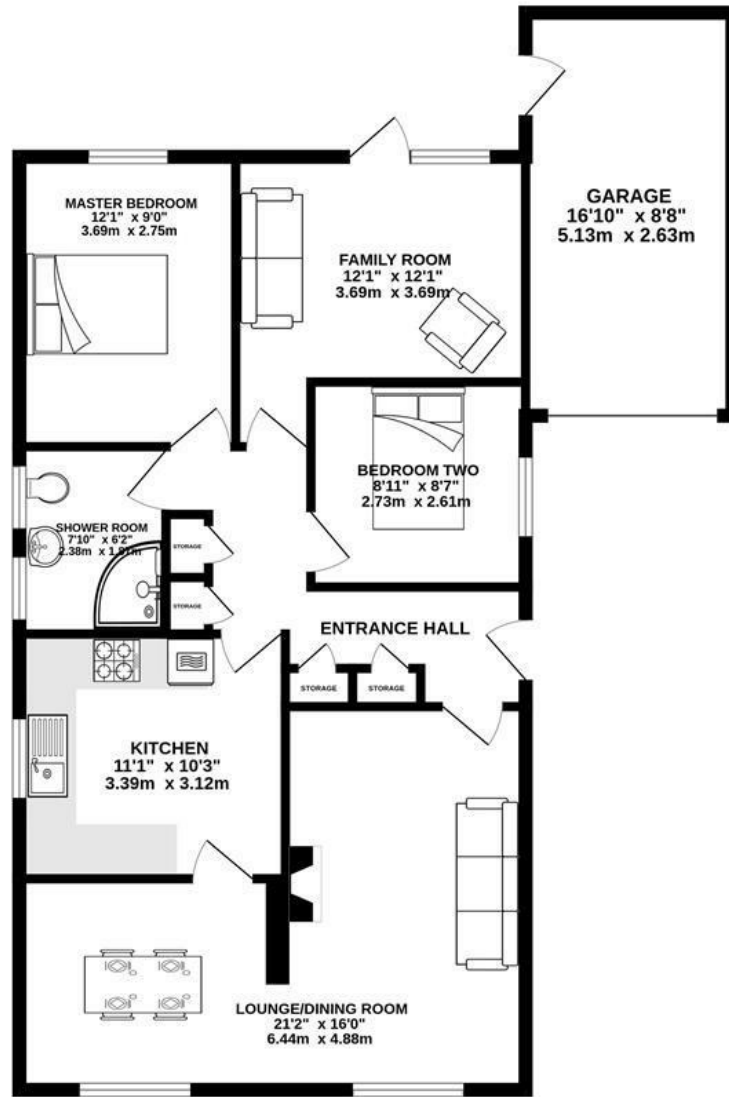








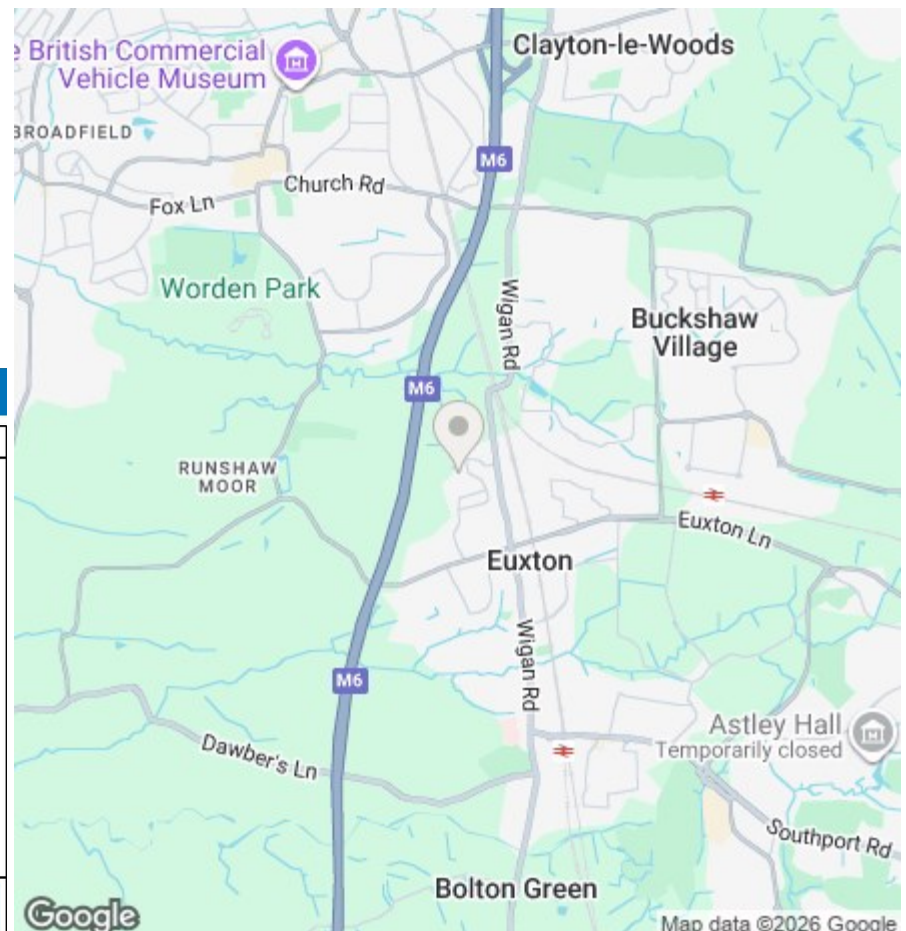
GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	