



Princess Way, Euxton, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three bedroom semi detached home in the highly regarded area of Euxton. This ready to move into property has been thoughtfully maintained and offers bright, spacious living throughout, making it an excellent choice for couples and growing families alike. The home enjoys a pleasant residential setting while remaining conveniently close to a wide range of local amenities including shops, supermarkets, cafés, leisure facilities and well regarded schools. Euxton benefits from strong transport links, with nearby train stations, regular bus routes and excellent access to major motorway networks, providing straightforward travel to Chorley, Preston and further afield.

Stepping into the property, you are welcomed by a large, well presented entrance hall featuring understairs storage and a sizeable window that brings in plenty of natural light, immediately creating a sense of space. To the right is a generous lounge, neutrally decorated and flooded with light, offering ample room for a full range of furniture and ideal for relaxing or entertaining. From here you move through to a separate dining room overlooking the garden, providing a pleasant setting for family meals and gatherings. The kitchen can be accessed from both the dining room and the hallway and is modern in style, fitted with a good range of units and worktop space along with a breakfast bar. It also enjoys garden views and has a door leading directly outside for added convenience.

Moving upstairs, the spacious landing benefits from a window, enhancing the bright and airy feel of the first floor. The master bedroom is a large and inviting room with plenty of natural light. The second bedroom is another comfortable double overlooking the garden, while the third is a well proportioned room currently used as a home office but equally suitable as a child's bedroom.

The bathroom features two windows, built-in storage, a bath with overhead shower and wash basin, while a separate toilet sits alongside, offering practicality for busy households.

Externally, to the front of the property is a stoned driveway providing off road parking for up to three vehicles. To the rear is a large lawned garden with a patio seating area positioned at the far end, creating an excellent space for children to play and for outdoor dining or entertaining. Altogether, this is a spacious and attractive home that combines presentation, practicality and location, making it a superb opportunity for buyers seeking a comfortable long term property.







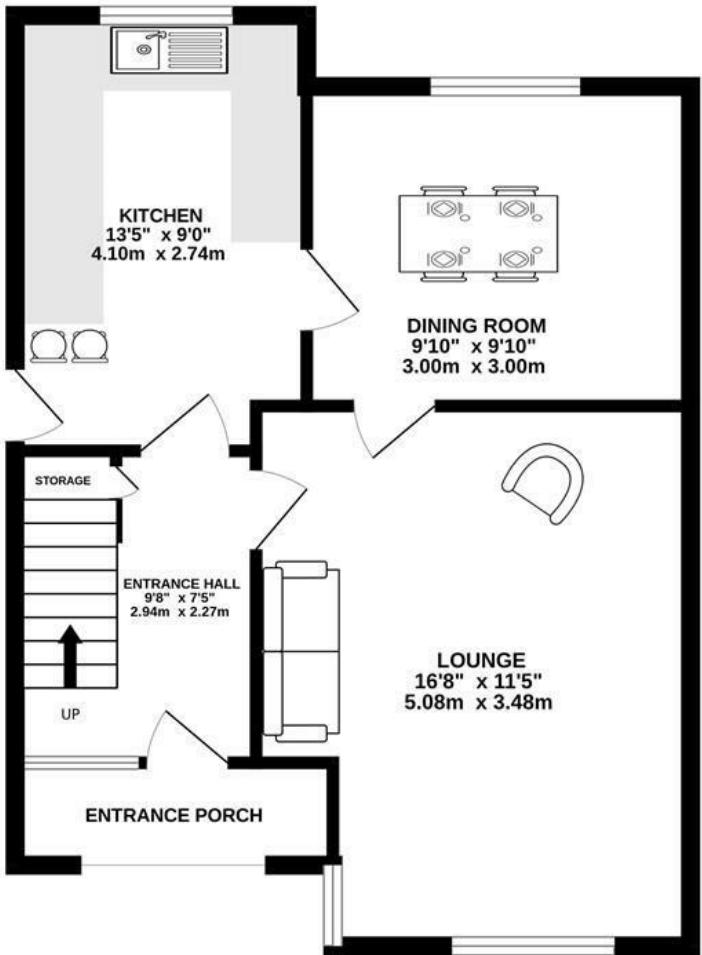




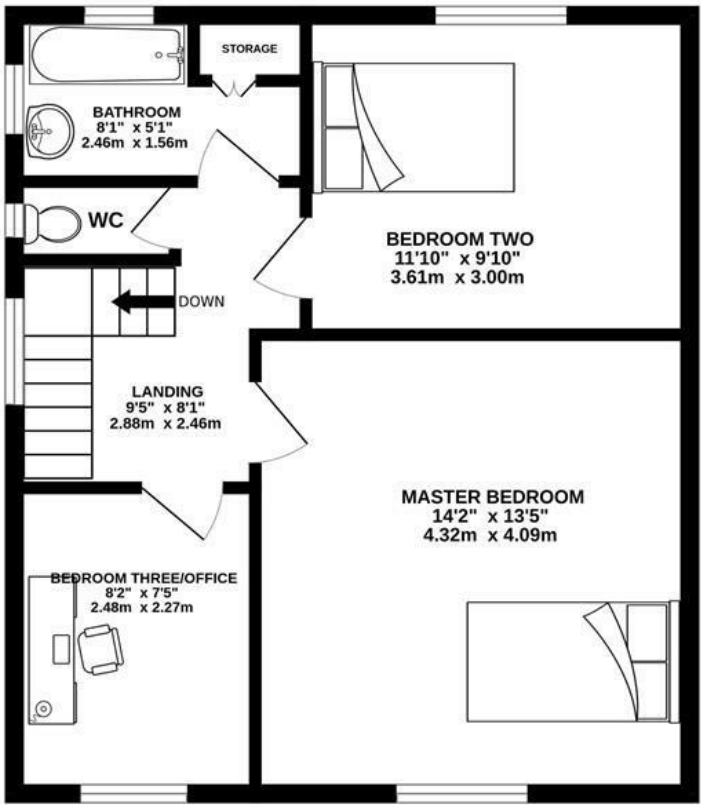


BEN ROSE

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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	63	84
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

