



## Princess Way, Euxton, Chorley

Offers Over £264,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated in the sought-after area of Euxton, Chorley. Nestled within a quiet residential setting, this spacious home would make an ideal choice for families. The property is conveniently located within easy reach of excellent local schools, supermarkets, and amenities, and benefits from superb commuting links to major North West towns and cities via the nearby M6 and M61 motorways.

Stepping into the property through the bright entrance porch, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the right, you will enter the spacious lounge which features a central fireplace and a large window overlooking the front aspect. Double doors connect the lounge to the dining room, currently used as an additional sitting room, with sliding patio doors offering views over the rear garden. The dining room provides ample space for a family dining table and connects to the kitchen via a single door. The generously sized kitchen offers plenty of storage with an integrated double oven and hob, along with convenient breakfast bar seating. Just off the kitchen is a practical utility room/WC providing additional space for freestanding appliances. From here, there is internal access to the attached garage, as well as a single door leading out to the garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom three benefiting from integrated storage. A modern four-piece family bathroom completes this level.

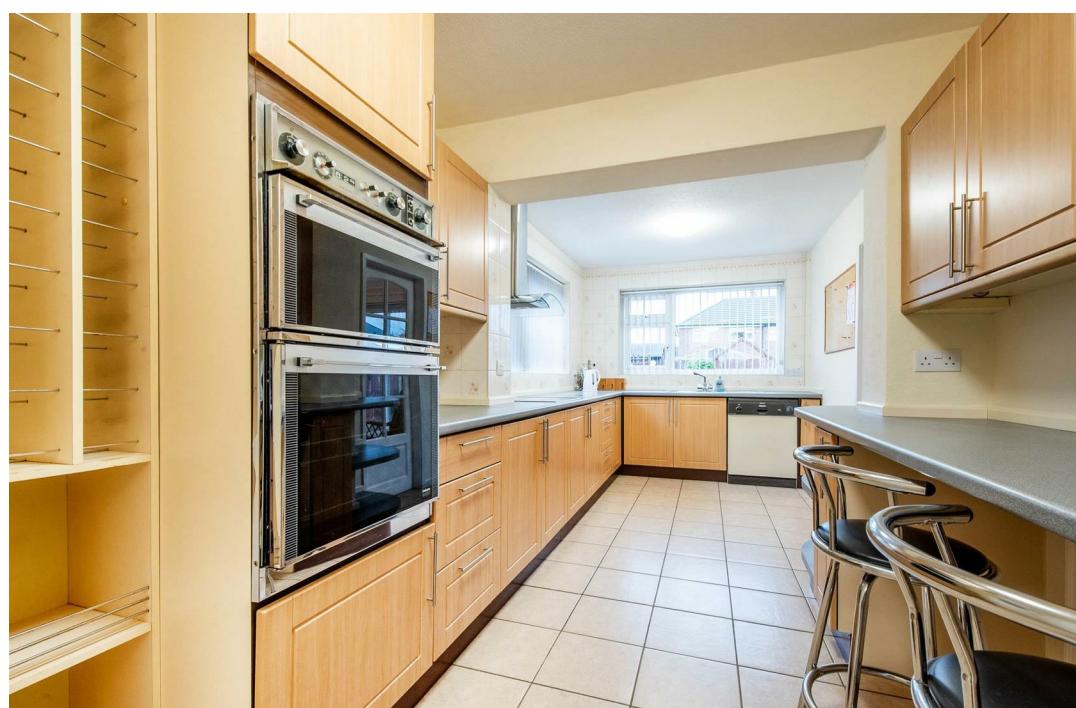
A spacious attic room is accessed from the landing via a convenient pull-down ladder, offering versatile additional living space ideal as a home office or hobby room, with the added benefit of further storage.

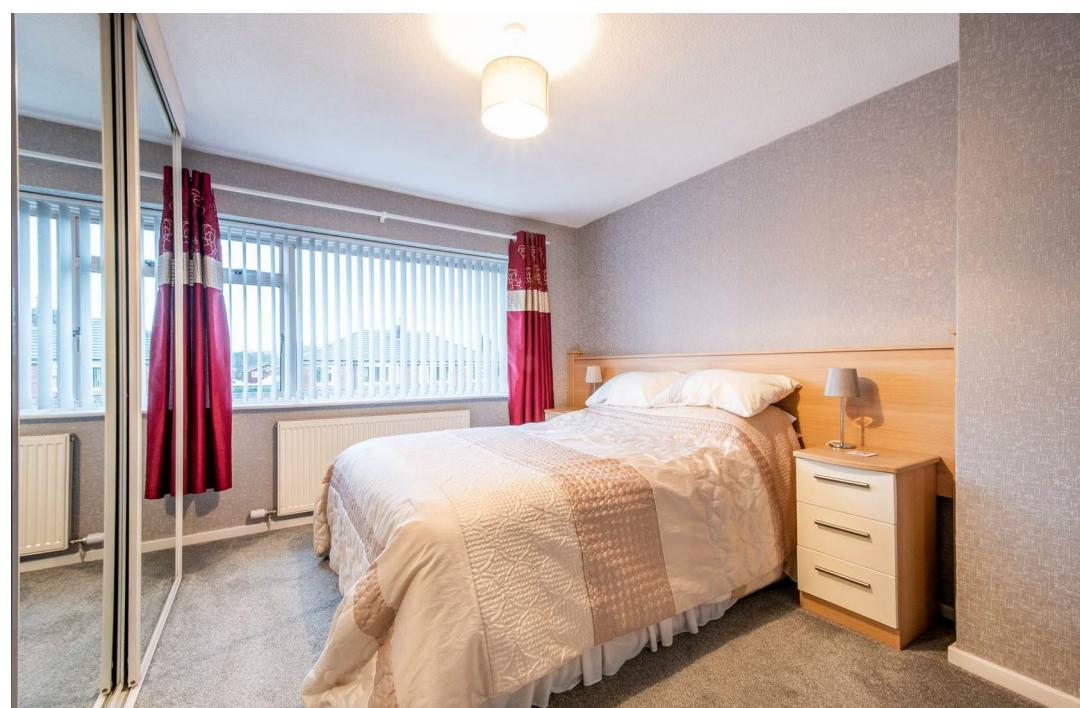
Externally, the front of the home boasts a private driveway providing off-road parking for one vehicle, with plenty of on-street parking also available. An electric up-and-over door provides access to the attached single garage, which is equipped with power and lighting. To the rear is a beautifully maintained south-facing garden featuring a generous flagged patio, lawn, established borders, a greenhouse, and a practical storage shed with power.

The home is well insulated and benefits from a recently installed boiler, providing efficient heating and peace of mind. With the exception of the black armchairs, all furniture and white goods pictured may be included in the sale if desired by the buyer.

Early viewing is highly recommended to avoid disappointment.







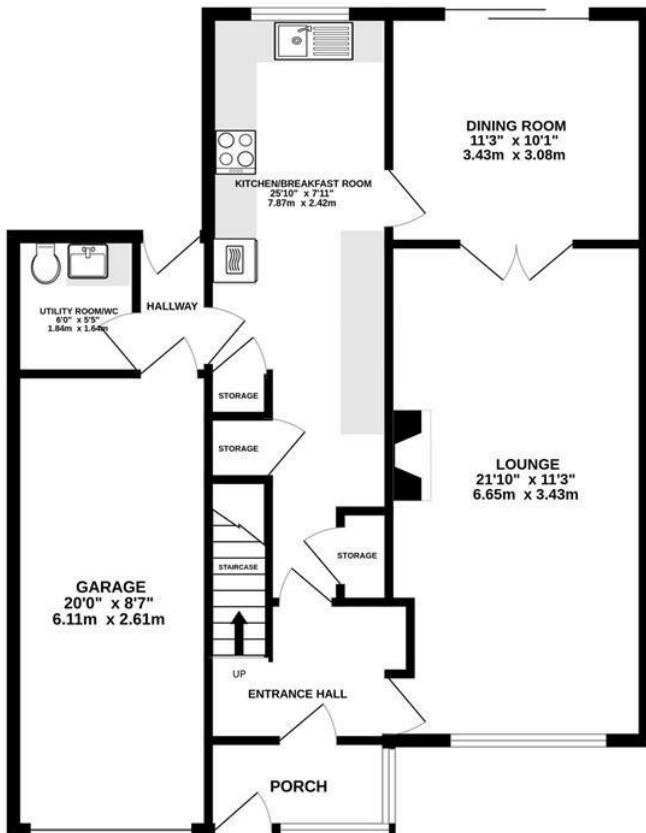




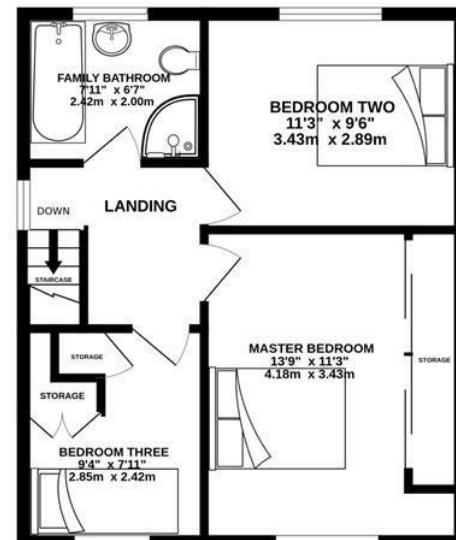


# BEN ROSE

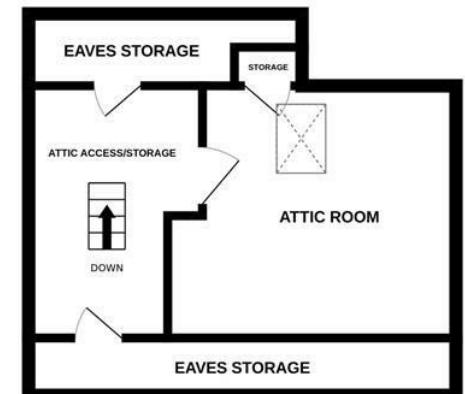
GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



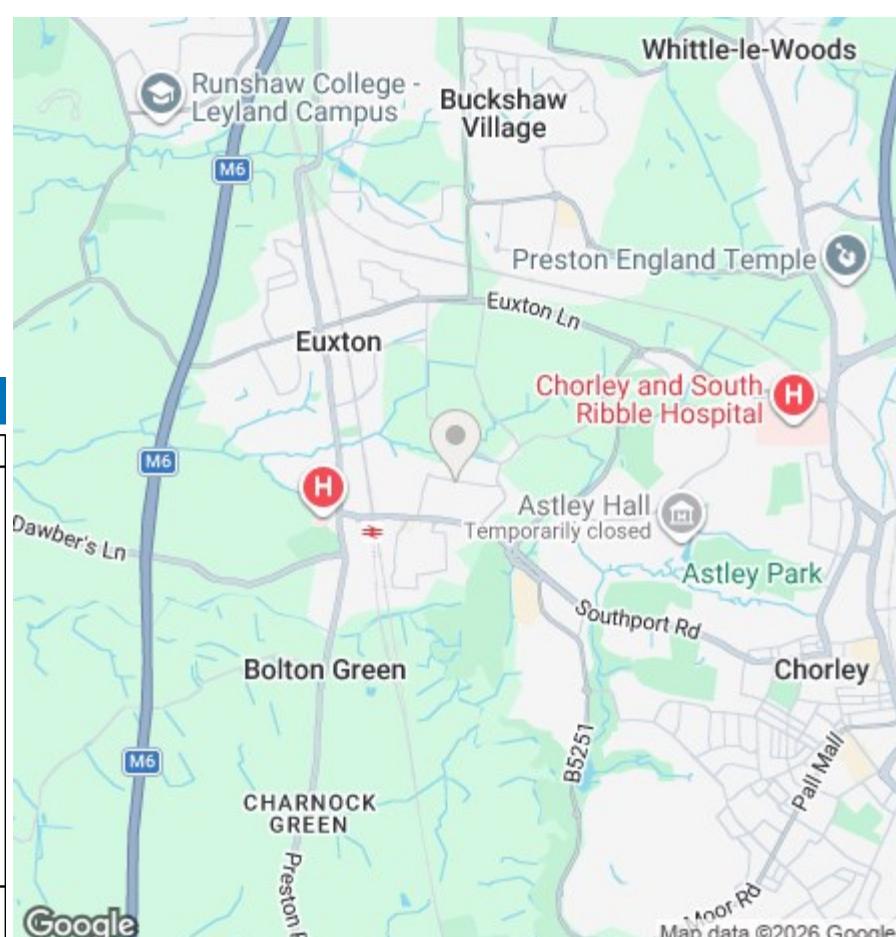
TOTAL FLOOR AREA: 1598 sq.ft. (148.5 sq.m.) approx.

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<br>(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 <sub>2</sub> ) Rating                               |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 |           |