

FOR SALE

59, Highways Avenue, Euxton, PR7 6QD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



59, Highways Avenue, Euxton, PR7 6QD

An exceptional four-bedroom family home perfectly positioned in the heart of Euxton



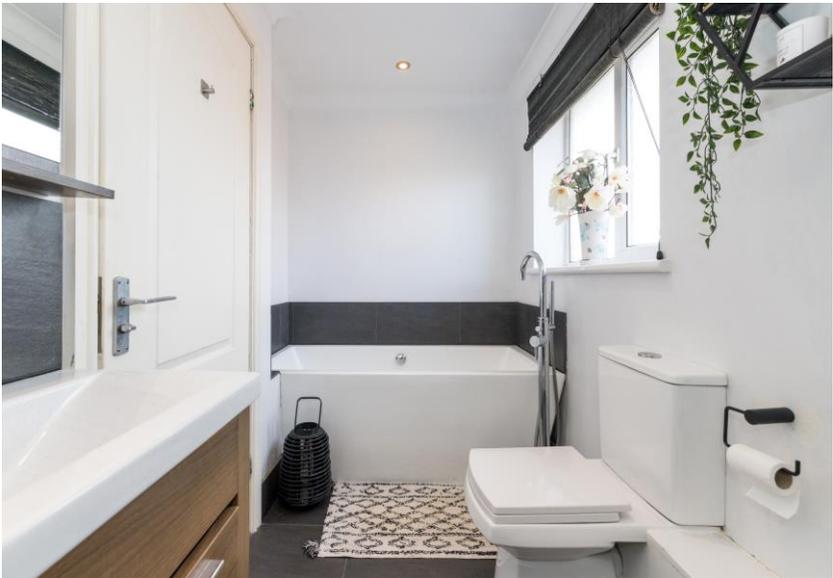
- Large extended semi-detached house
- Two driveways & big detached garage
- Four good sized bedrooms
- Utility room & ground floor WC
- Eye-catching corner plot
- Two reception rooms & kitchen diner
- Ensuite to master bedroom
- 1592 SQ.FT. / Freehold

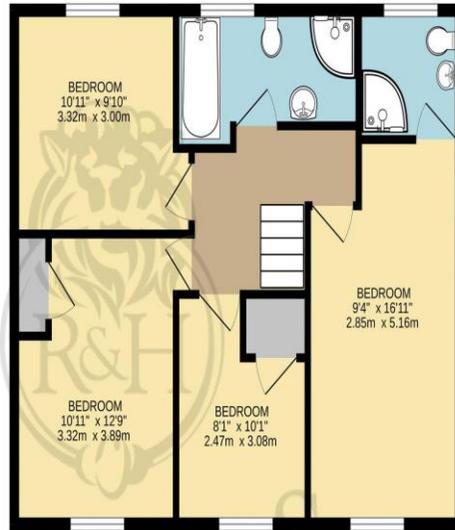
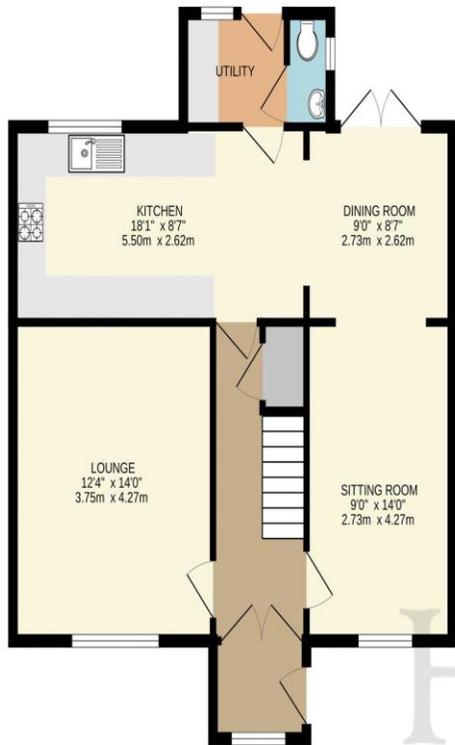
Situated on an eye-catching corner plot along sought-after Highways Avenue in Euxton, this impressive and substantially extended four-bedroom detached home offers the perfect setting for modern family life. From the outset, the property makes a statement - generous frontage, two separate driveways providing ample off-road parking, and a larger-than-average detached garage, ideal for additional storage, hobbies or secure parking. The wrap-around gardens further enhance the sense of space, offering safe areas for children to play and plenty of room for outdoor entertaining.

Inside, the home has been thoughtfully designed to create stylish, free-flowing accommodation tailored to growing families. The welcoming central hallway provides access to a lounge, complete with a feature wood-burning stove and a separate sitting room offering flexible space - perfect as a playroom, home office or snug. At the heart of the home is a spacious, modern kitchen diner, beautifully appointed and designed for both everyday living and social gatherings. With ample workspace and room for dining, it's a space where family and friends can naturally come together. A separate utility room and ground floor WC add valuable practicality, keeping day-to-day life organised and clutter-free.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for the whole family. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. With its generous plot, versatile living spaces and superb parking provision, this is a home that effortlessly balances comfort, functionality and lifestyle appeal - perfectly suited to families looking to settle in a well-regarded residential setting close to schools, amenities and transport links.







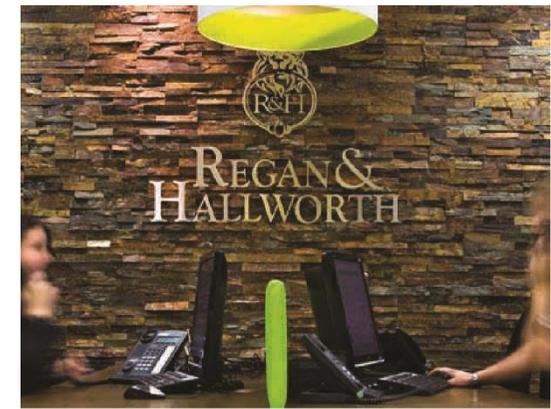
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TOTAL FLOOR AREA : 1592 sq.ft. (147.9 sq.m.) approx.

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. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com