BEN ROSE



Wigan Road, Euxton, Chorley **Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this charming semi-detached home, ideally situated in the sought-after area of Euxton. Perfectly suited to couples and first-time buyers, this delightful property offers a wonderful blend of comfortable living and convenience. The home is set back from the main road, providing a sense of privacy, and benefits from a generous front garden. The location boasts excellent travel links, including rail services connecting to Preston and Wigan, as well as superb bus routes to Chorley and beyond. With easy access to the M6 and M61 motorways, commuting is made simple, while nearby Chorley town centre offers an array of shops, bars, restaurants, pubs, and well-regarded schools.

Upon entering the property, you are welcomed into a spacious lounge that overlooks the attractive front garden, allowing plenty of natural light to flow through. Moving through, you'll find a well-proportioned dining room, ideal for both everyday meals and entertaining guests. The fitted kitchen is thoughtfully laid out, offering ample storage and workspace, making it a practical and functional area for cooking.

To the first floor, the property continues to impress with a generous master bedroom featuring built-in wardrobes, providing excellent storage. A second double bedroom offers versatility, perfect for guests, a home office, or additional family members. Completing the floor is a modern three-piece shower room, designed with convenience in mind.

Externally, the home boasts a large, well-maintained front garden with a lawn, mature trees, plants, and shrubs, enhancing its kerb appeal. To the rear, there is off-road parking for up to two cars. This home presents an excellent opportunity for buyers seeking a well-located and inviting property.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





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THE WORLD
POLITICAL









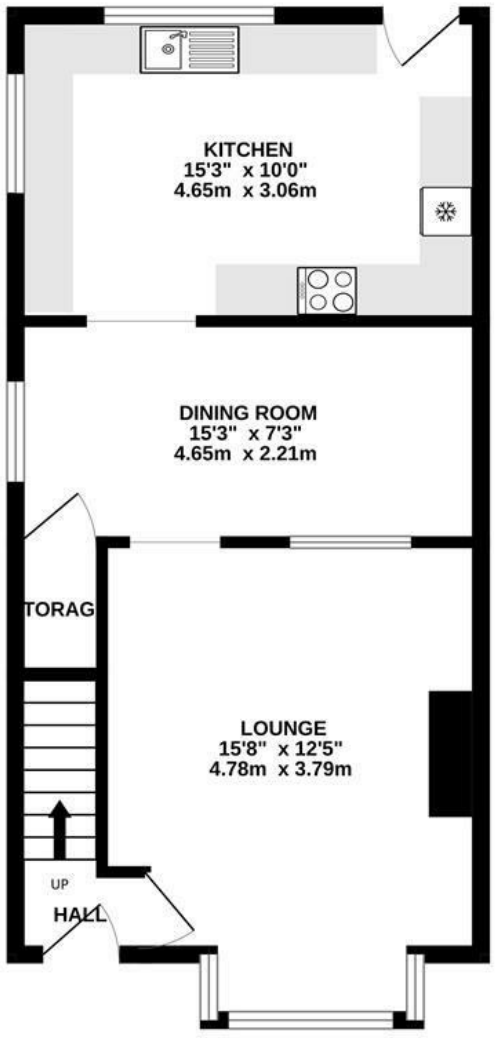




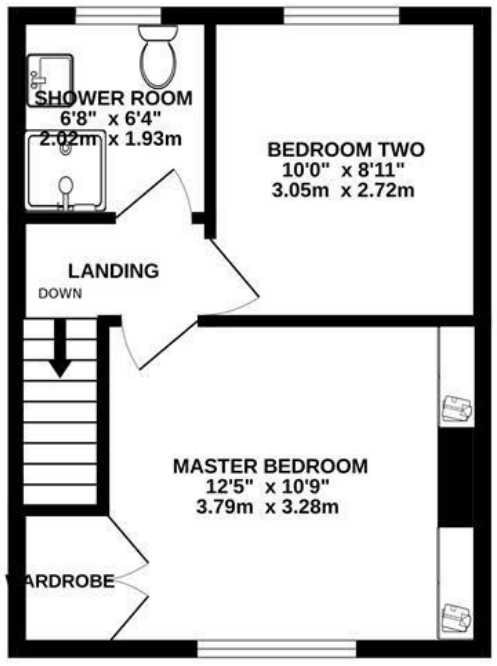
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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



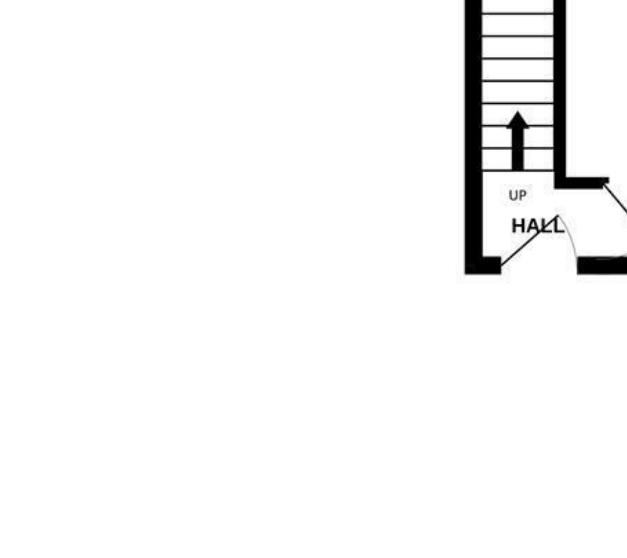
1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.

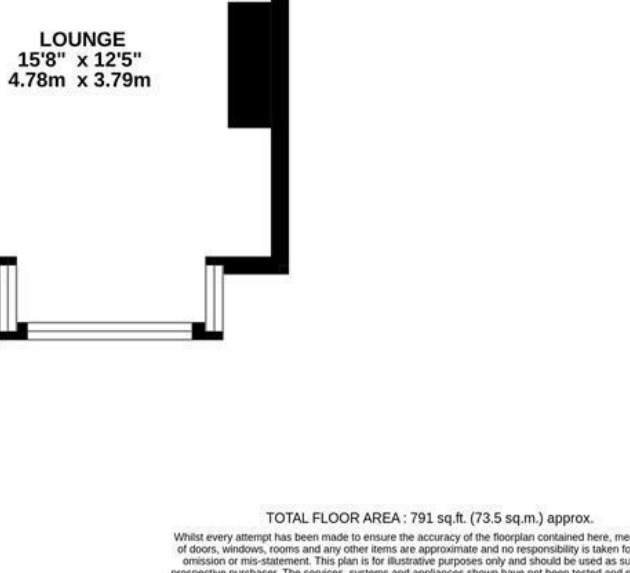


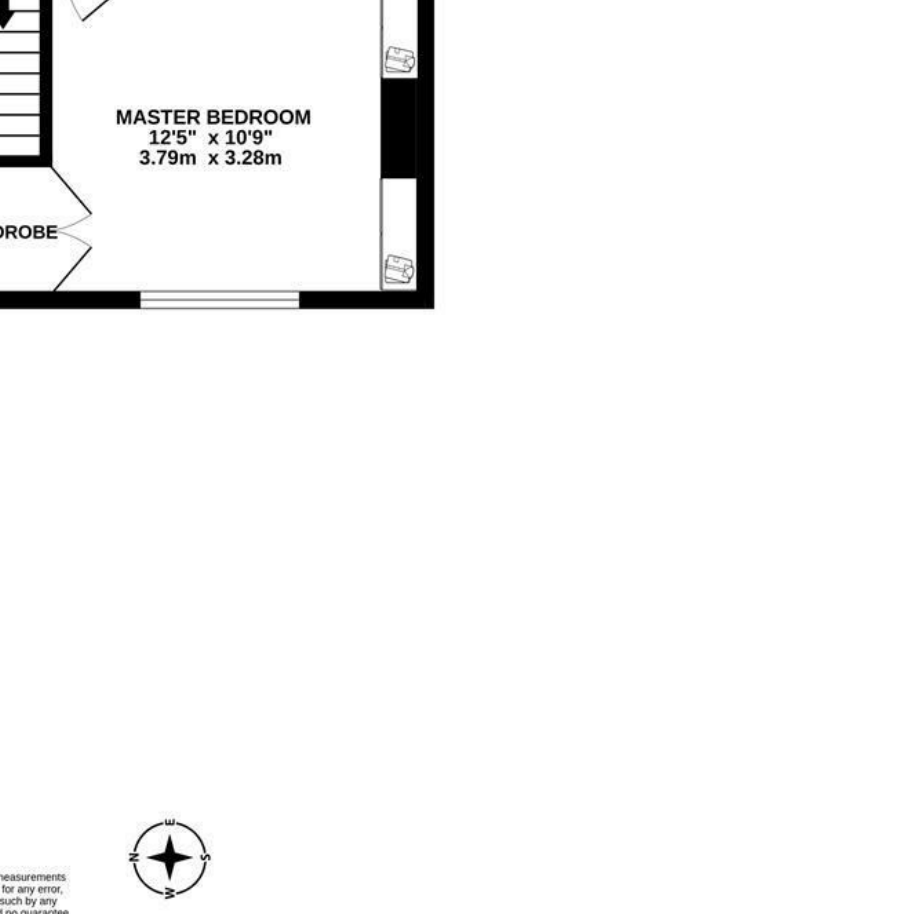
TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

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.







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