BEN ROSE



Park Avenue, Euxton, Chorley

Offers Over £194,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom detached home, tucked away in a quiet and family-friendly cul-de-sac in the highly desirable village of Euxton, Lancashire. Offered with NO CHAIN, this property presents a fantastic opportunity for families or buyers seeking a blank canvas to modernise and add value over time. Euxton is well regarded for its strong community feel and excellent amenities, including local shops, supermarkets, well-rated schools and leisure facilities. The area is ideally positioned for commuters, with Euxton Balshaw Lane and Buckshaw Parkway train stations both within easy reach, regular bus links nearby, and excellent access to the M6 and M61 motorways. Chorley town centre, Leyland and Preston are all just a short drive away, offering a wider range of shopping, dining and entertainment options.

Stepping into the property, the entrance hall provides a welcoming first impression and houses the staircase to the first floor. From here, you are led through to the spacious lounge positioned at the front of the home, featuring a central fireplace and flowing seamlessly into the open-plan dining area, creating a sociable space ideal for family living and entertaining. Off the dining room is the kitchen, which offers direct access to the rear garden and benefits from useful under-stair storage. Also located to the rear of the property is a versatile garden room, accessed via the dining area, which could be used as a second sitting room, playroom, home office or hobby space, complete with sliding doors opening out to the garden.

Rising to the first floor, the property offers three well-proportioned bedrooms, each providing comfortable accommodation for family life. Completing the upper level is a three-piece family bathroom fitted with an over-the-bath shower, along with the added benefit of an integrated airing cupboard for practical storage.

Externally, the property continues to impress. To the front is a private driveway providing off-road parking for up to two vehicles. To the rear, the home enjoys a secluded and peaceful garden with a patio seating area that steps down to a plant bed, creating a pleasant outdoor space to relax or entertain. Backing directly onto woodland, the garden enjoys a tranquil outlook and a real sense of privacy.

Overall, this well-located home offers generous living space, excellent potential and a superb setting, making it an ideal choice for those looking to create their long-term family home in one of Euxton’s most appealing residential pockets.











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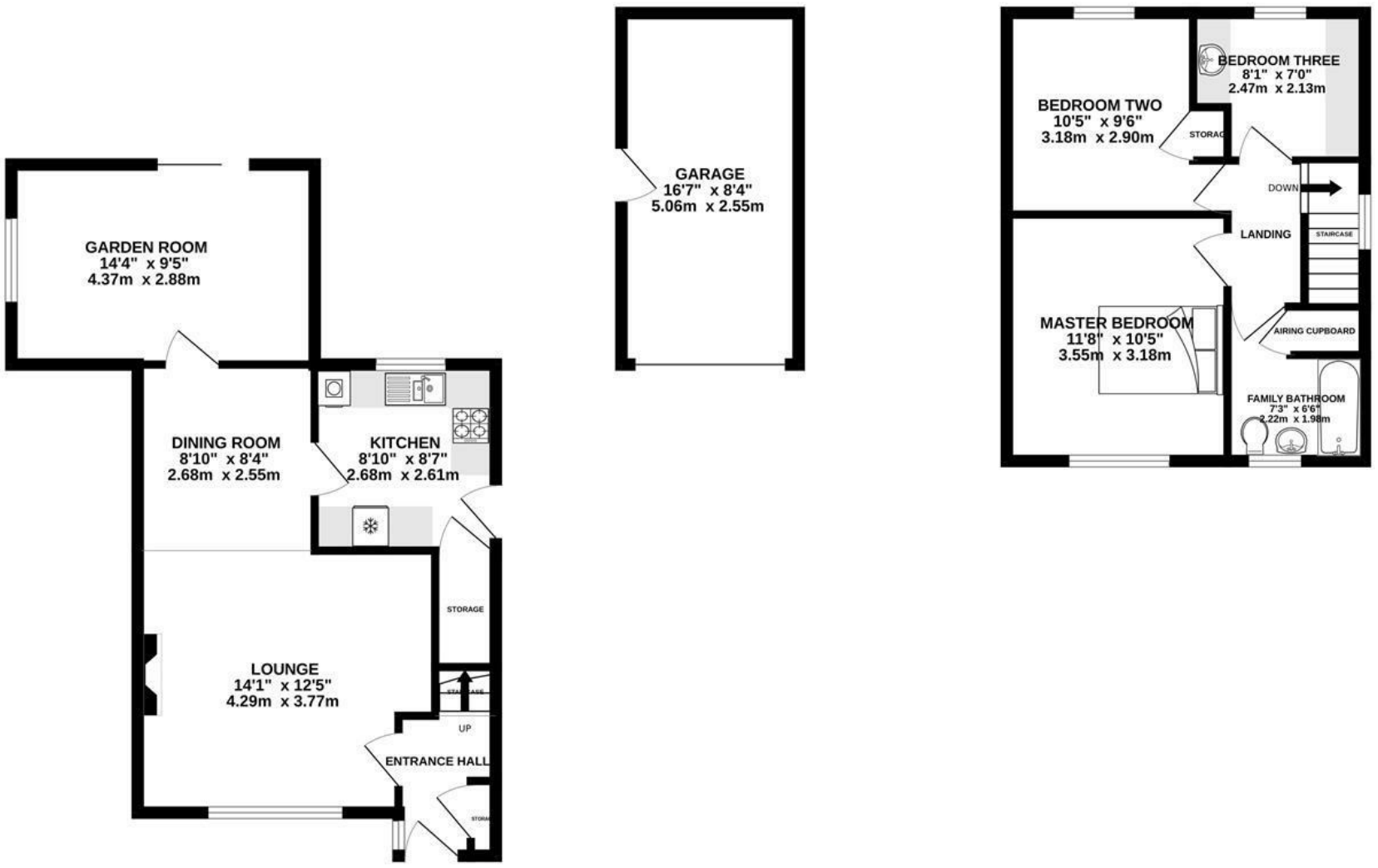


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GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

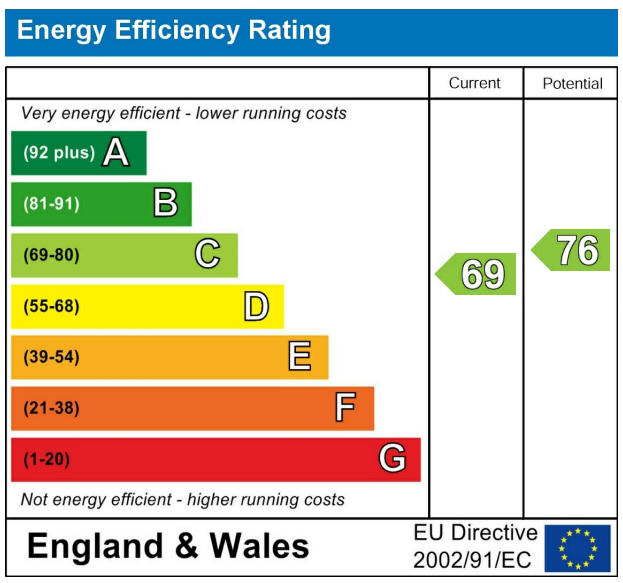
1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.

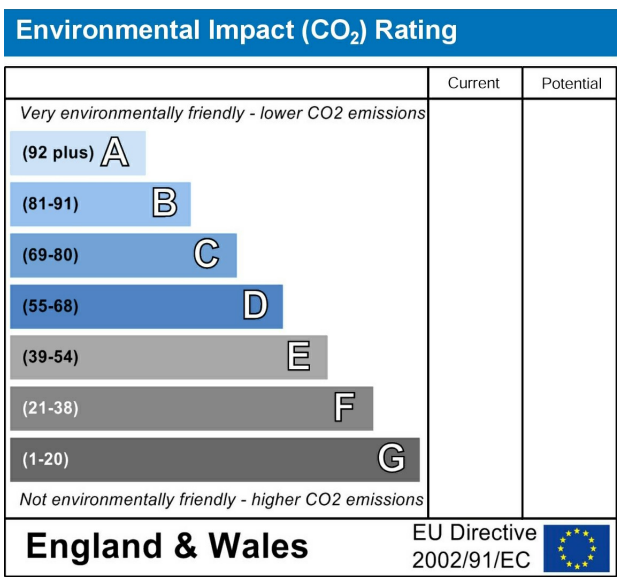


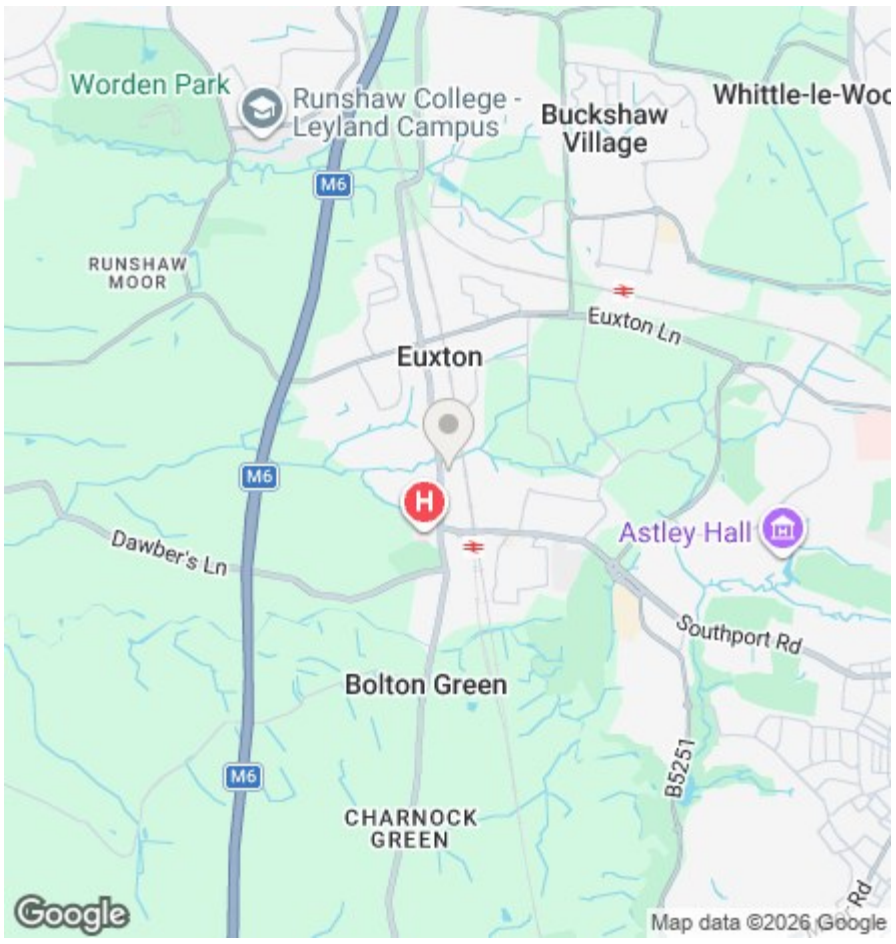
TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

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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