



## Kingsway, Euxton, Chorley

**Offers Over £279,995**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated and extended three-bedroom semi-detached property, situated in the highly sought-after village of Euxton. Finished to an exceptional standard throughout, this highly modern family home offers spacious and versatile living accommodation, perfectly suited to growing families looking for a home ready to move straight into. The property combines contemporary styling with practical family living, featuring stunning open-plan spaces, high-quality finishes, and a thoughtfully designed layout throughout. Ideally positioned, the home benefits from excellent nearby amenities including well-regarded schools, supermarkets, cafés, and leisure facilities, whilst also being conveniently close to Euxton Balshaw Lane train station, providing direct links to Preston, Manchester, and surrounding areas. There are excellent bus routes nearby, and superb motorway access via the M6, M61, and M65, making commuting incredibly convenient. Nearby towns such as Chorley and Leyland offer a wider range of shopping, dining, and entertainment facilities, with beautiful countryside walks and local parks also close by.

Stepping through the porch, you are welcomed into an inviting reception hall with the staircase located just off and access to a modern downstairs WC complete with ample built-in storage. To the front of the home is the spacious lounge, beautifully presented with a large bay window allowing plenty of natural light to flood the room, alongside a bespoke fitted media wall featuring integrated shelving with lighting, space for a TV, and an electric fireplace creating a stylish focal point. Moving through the home, you enter the stunning open-plan kitchen/diner which truly acts as the heart of the property. Finished to an impressive modern standard, the kitchen offers a range of integrated appliances, sleek cabinetry, and a central island with breakfast bar seating, ideal for both everyday family life and entertaining guests. The open-plan layout continues into a cosy snug area, whilst large bi-folding doors open seamlessly out onto the garden, creating an excellent indoor-outdoor flow. Located just off the kitchen is the matching utility room providing additional storage and workspace, along with internal access to the garage and a versatile study room which could also be used as a playroom or home office.

To the first floor, the property continues to impress with three well-proportioned bedrooms, each benefitting from fitted wardrobes offering excellent storage solutions. The bedrooms are all beautifully presented and ideal for family living. Completing the first floor is the luxurious four-piece family bathroom, fitted with a modern suite including a separate bath and walk-in shower, all finished with stylish contemporary fittings and décor.

Externally, the property boasts excellent kerb appeal with a driveway to the front providing off-road parking for up to four vehicles, alongside access to the garage. To the rear is a beautifully landscaped garden designed for both relaxation and entertaining, featuring a decked seating area directly accessed via the bi-folding doors, leading onto an artificial lawn and an additional seating area beyond. This impressive outdoor space perfectly complements the modern interior, making this a fantastic opportunity to acquire a stylish and fully renovated family home in one of Euxton's most desirable locations.















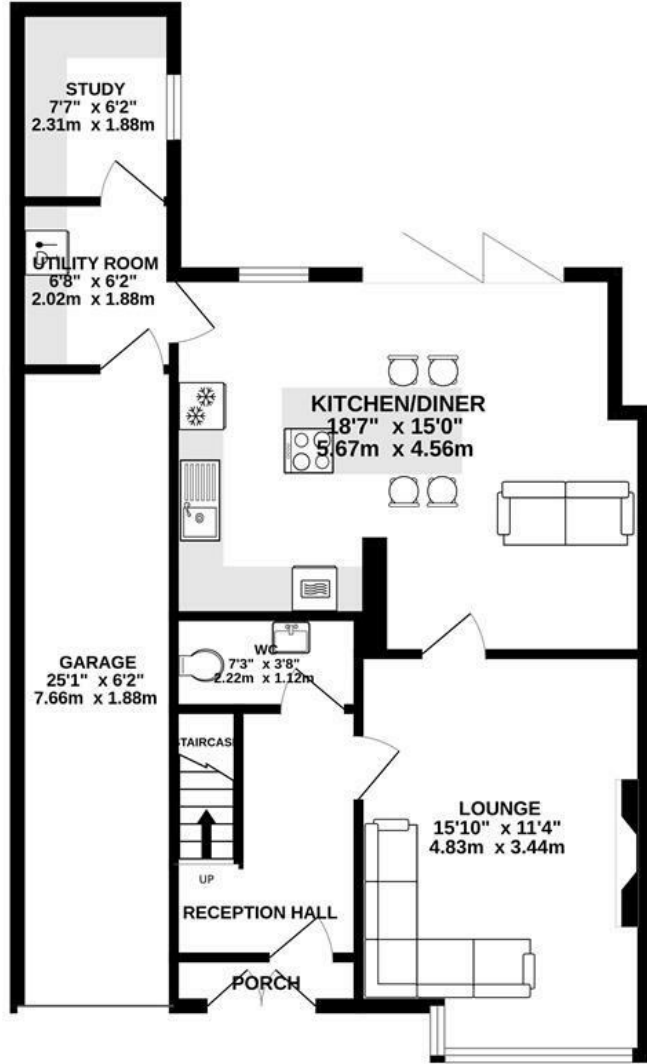




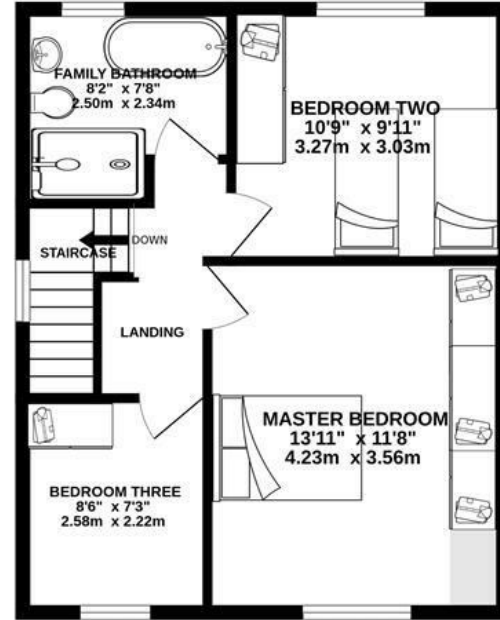


# BEN ROSE

GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

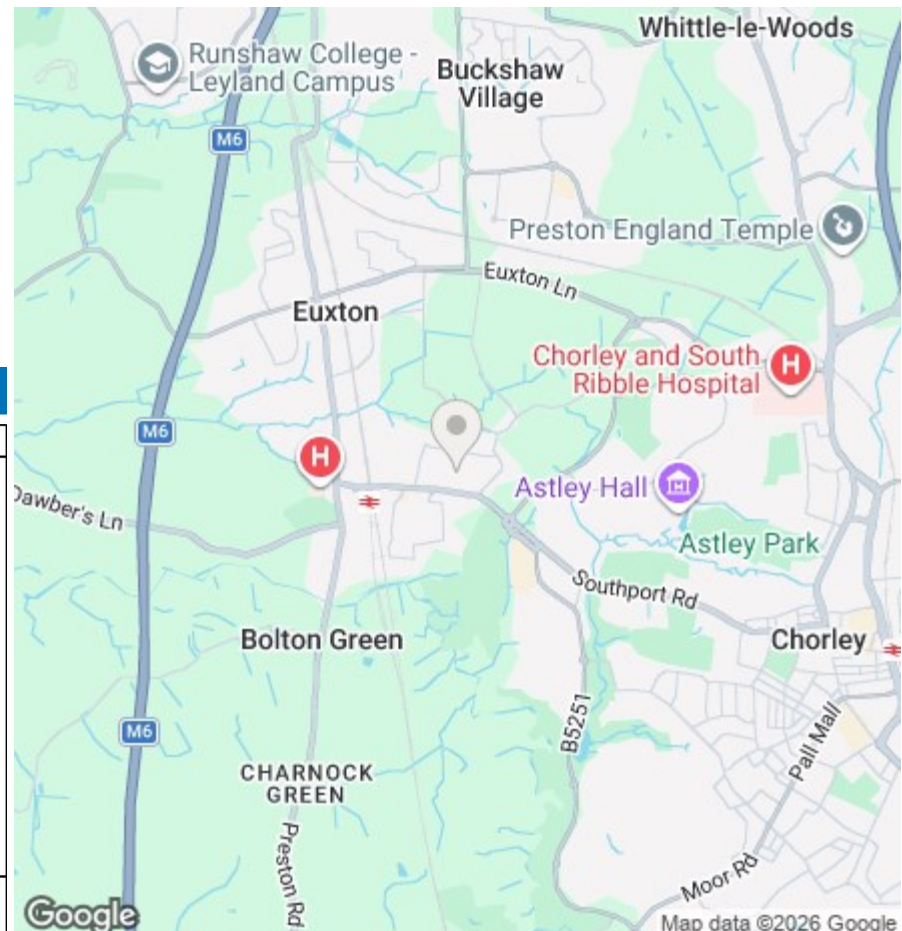


TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>77</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>47</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |