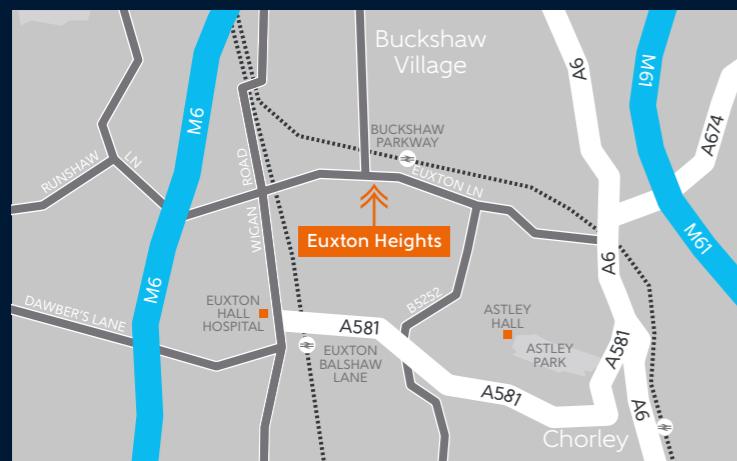


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Euxton Heights

CHORLEY



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Homes designed for life

Where an exceptional sense of community meets impressive connections

Welcome to Euxton Heights in Euxton near Chorley, a collection of brand-new homes beautifully placed for everything from schools to a wealth of leisure amenities and excellent commuting options. With its historic halls and important role during World War II, modern-day Euxton is sought-after as a place to live with its strong community feel, from the many sports and social clubs

to young residents contributing ideas for the imaginative new play areas. Each energy-efficient home at Euxton Heights has been designed to create flexible living space finished to the elevated Artisan Collection specification, complete with electric charging point. So whether you choose a two, three or four bedroom style, you'll discover a desirable home today and for the future.

From tranquil relaxation to fast-paced action

Wonderful green spaces to unwind and reenergise

From post-office and pharmacy to SPAR store - and a Tesco Superstore in Buckshaw Village - you are well-served. There are several takeaways including award-winning fish and chip shop Skippers, a long-established family-run Italian restaurant, a bakery-deli, and neighbourhood restaurant 'Home' for brunch, dinner or signature cocktails.

The War Horse nearby offers a warm welcome, with other hostelries from characterful old inns to pubs with beer gardens front and back, live sport, and Sunday carveries with meat from local farms. Chorley is under ten minutes' drive for Market Walk with names including M&S, B&M and Boots, the covered market and renowned Tuesday street -market, as well as a Reel cinema and Chorley Theatre.

Families will find early years education like Hearts and Minds nursery, with Trinity primary school's Brookwood Way site for Reception to Year 2 and Unity Place for Years 3-6, rated Good by Ofsted. Parklands Academy at secondary level is also rated Good, with nationally renowned Runshaw College for 16+ 2.8 miles away.

There is fresh-air play at Milestone Meadow with climbing frames, slides and swings, and first-class facilities at West Way Sports Hub with full-size floodlit 3G pitch, sprint-track

and state-of-the-art equipment inspired by parkour, free -running and Ninja challenges. Gear up at Euxton Karting or at the Skate Park, or enjoy relaxed family games of Foot Golf or Kick Pool at Euxton Park Golf. Local clubs include Cricket Club with adult and junior teams, Euxton Girls FC, and Euxton Villa FC developing talent of girls and boys from age four.

Much-loved Millennium Green has paths, picnic tables and spring bluebell carpets, or enjoy Yarrow Valley Country Park's 700-acres with wildlife, family days, conservation talks and café. Its Yarrow Rocks area has giant rope-swings, climbing wall and rock stack, or watch Euxton canoe club paddle on the water. Nearby Astley Hall is an all-year-round draw from winter snowdrop walks, Pets Corner and putting green, to the Astley Illuminated lights and music spectacular.

Buckshaw Parkway runs direct train services into Preston, Blackpool, Manchester Piccadilly and Airport, with Euxton Balshaw Lane for Liverpool, with Wigan in nine minutes for West Coast London links. With the M6 to the west, M61 eastwards, and A49, road links are excellent too for Bolton 15 miles, Warrington 27 miles and Manchester 28 miles away.

