



Gleneagles Drive, Euxton, Chorley

£1,375 PCM

Ben Rose Estate Agents are pleased to present to the rental market this delightful three-bedroom detached property located in the sought-after area of Euxton, Chorley. Perfect for families, this home offers generous living spaces both inside and out, ensuring a comfortable and versatile lifestyle. The property provides easy access to Chorley town centre, a wide range of local amenities, and major motorway links including the M6, M61 and M65, making it ideal for commuters while still offering a peaceful residential setting.

Internally, upon entering, you are greeted by an inviting entrance hall that leads into the spacious lounge. This room is set in an open-plan layout with the dining area and offers enough space to accommodate a large sofa set and a family dining table. A large front-facing window fills the room with natural light, while an electric feature fireplace provides a cosy focal point. From the lounge and dining area you can also access both the kitchen and the well-sized conservatory. The conservatory is fitted with a lightweight roof which makes it a comfortable space to use year-round and is perfect as an additional seating or dining area. Returning through to the modern kitchen, you will find integrated appliances, a breakfast bar and convenient access to both the utility room and a well-placed WC.

Moving upstairs, you will discover three well-proportioned bedrooms. Two of the rooms are generous doubles, while the third bedroom benefits from integrated storage. The master bedroom also enjoys a spacious ensuite with a stand-in shower, and a modern three-piece family bathroom completes this level.

Externally, the property benefits from an integral garage with power, along with a driveway providing off-road parking for one car. The front lawn is easy to maintain, creating a neat and welcoming approach to the home. To the rear, a good-sized garden offers lawned areas and flagged sections ideal for outdoor seating, with tall fencing providing excellent privacy.

Early viewing is highly recommended to avoid disappointment.















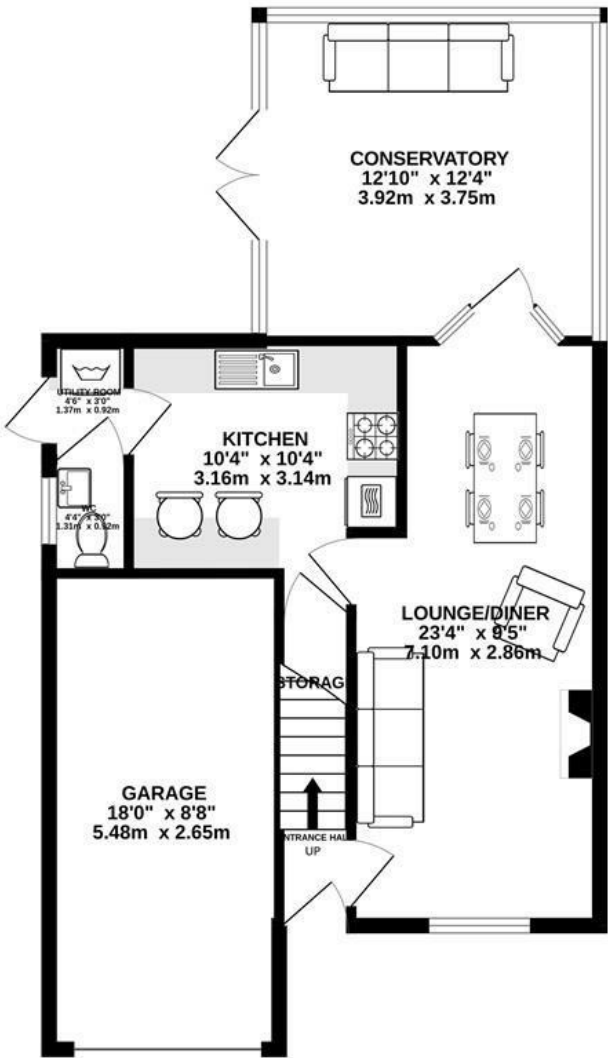




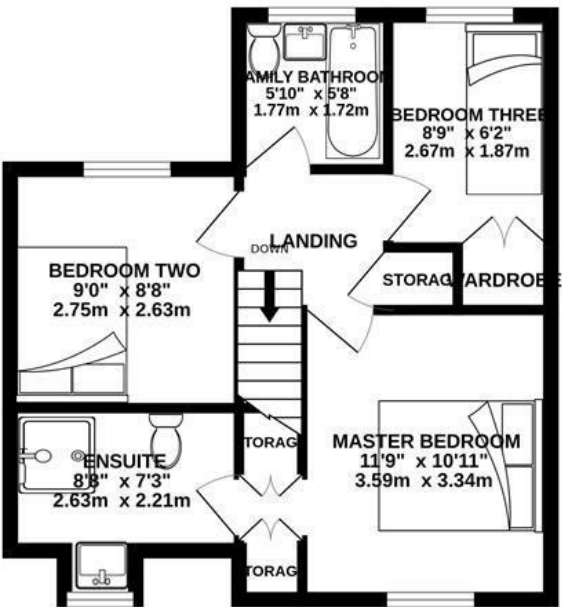


BEN ROSE

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.




1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.




TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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 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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 68 | 79 |
| England & Wales | EU Directive 2002/91/EC  | |

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

