BEN ROSE



Mile Stone Meadow, Euxton, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated within a quiet cul-de-sac in the highly sought-after village of Euxton. Ideal for growing families, this spacious property offers versatile living accommodation throughout, complemented by a private rear garden and excellent off-road parking. Euxton remains one of the area's most desirable locations thanks to its fantastic range of local amenities, including highly regarded schools, supermarkets, cafés, parks and leisure facilities. Excellent travel links are close at hand, with Euxton Balshaw Lane railway station providing direct services to Preston, Manchester and beyond, whilst nearby access to the M6, M61 and M65 motorways makes commuting across the North West exceptionally convenient. Regular bus routes also connect the village to neighbouring towns including Chorley, Leyland and Preston, with attractions such as Astley Park and Buckshaw Village's amenities just a short drive away.

Stepping through the vestibule entrance, you are greeted by the staircase directly ahead before entering the spacious open-plan lounge and dining area. This welcoming and versatile family space centres around a feature fireplace and offers ample room for both comfortable seating and a large family dining table, making it ideal for everyday living and entertaining alike. To the rear, the bright and airy conservatory provides an additional reception area, enjoying pleasant views over the garden and offering flexibility to suit a variety of needs, whether as a playroom, home office or relaxing sitting area. The modern kitchen/breakfast room is thoughtfully designed with integrated appliances and a breakfast bar with seating for two, creating a practical yet sociable environment. A convenient ground floor WC completes the accommodation on this level.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The generous master bedroom benefits from its own dressing area complete with fitted wardrobes, leading through to a private en-suite shower room. The remaining bedrooms are ideal for children, guests or those working from home. Serving the household is a contemporary three-piece family bathroom, fitted with an over-the-bath shower to accommodate busy family life.

Externally, the property enjoys an attractive position within the cul-de-sac. To the front, a driveway provides off-road parking for up to three vehicles and leads directly to the integrated garage, offering additional storage or secure parking options. The private rear garden has been designed with both relaxation and family enjoyment in mind, featuring a patio seating area ideal for outdoor dining, a well-maintained lawn and established plant beds dotted around the perimeter, adding colour and interest throughout the seasons. Combining generous living spaces, practical family features and an enviable village location, this is a wonderful opportunity to secure a home perfectly suited to modern family life.

















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CHICAGO 2024
MANCHESTER 2024







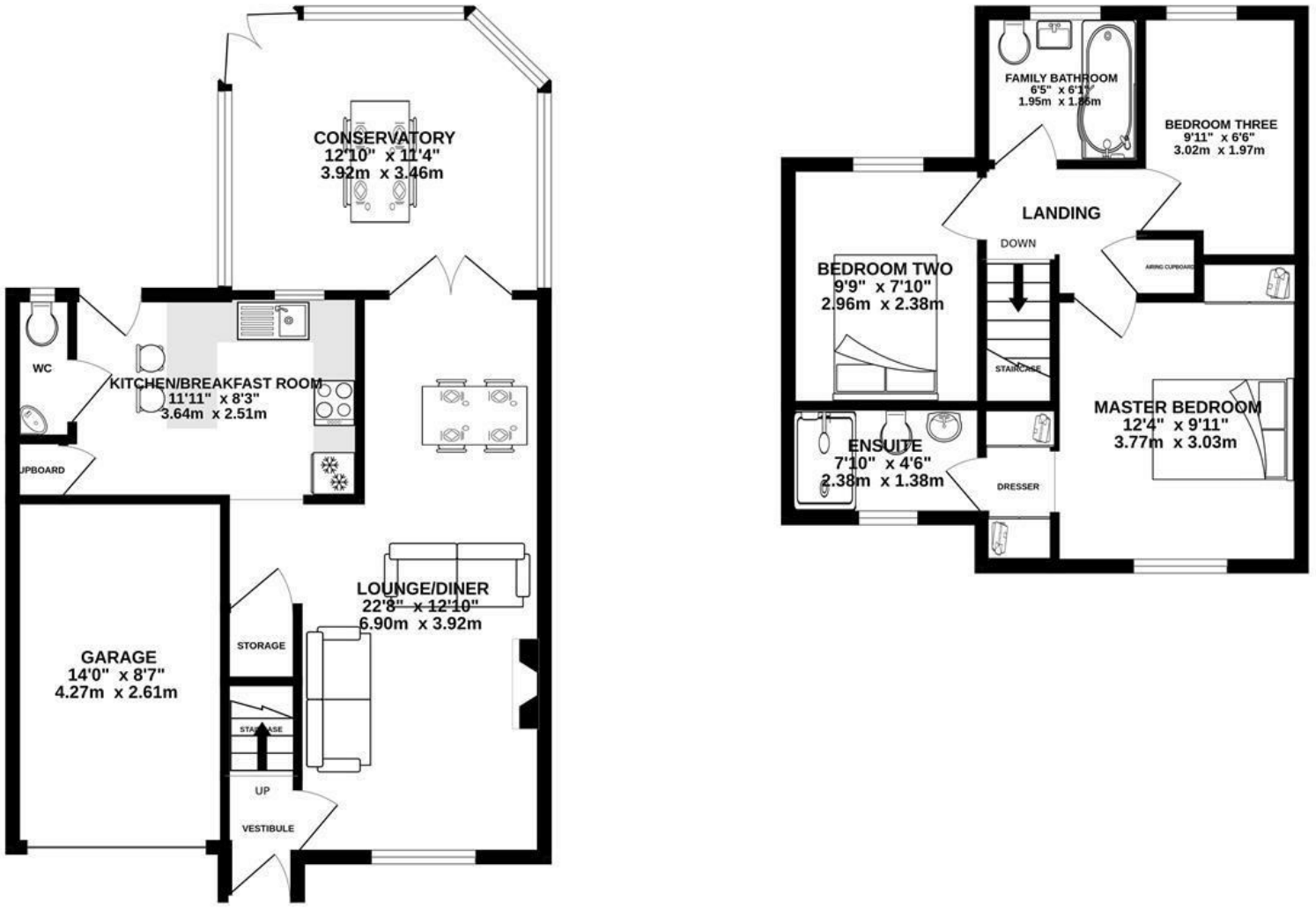




BEN ROSE

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 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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