



## **Mile Stone Meadow, Euxton, Chorley**

**Offers Over £289,995**

Ben Rose Estate Agents are pleased to present to market this modern, well presented three-bedroom detached home, situated on a quiet cul de sac in the highly sought-after area of Euxton, Lancashire. This spacious and versatile property offers modern family living and is set within a quiet residential area known for its community feel and excellent local amenities. The home sits on a south facing corner plot, has been fully refurbished including a Worcester boiler and stunning kitchen. Families will appreciate the proximity to highly regarded schools, lovely parks, and a variety of shops and eateries. The property also benefits from fantastic travel connections, with Euxton and Buckshaw Parkway train stations nearby, offering direct links to Manchester, Preston and beyond. For drivers, easy access to the M6 and M61 motorways makes commuting effortless.

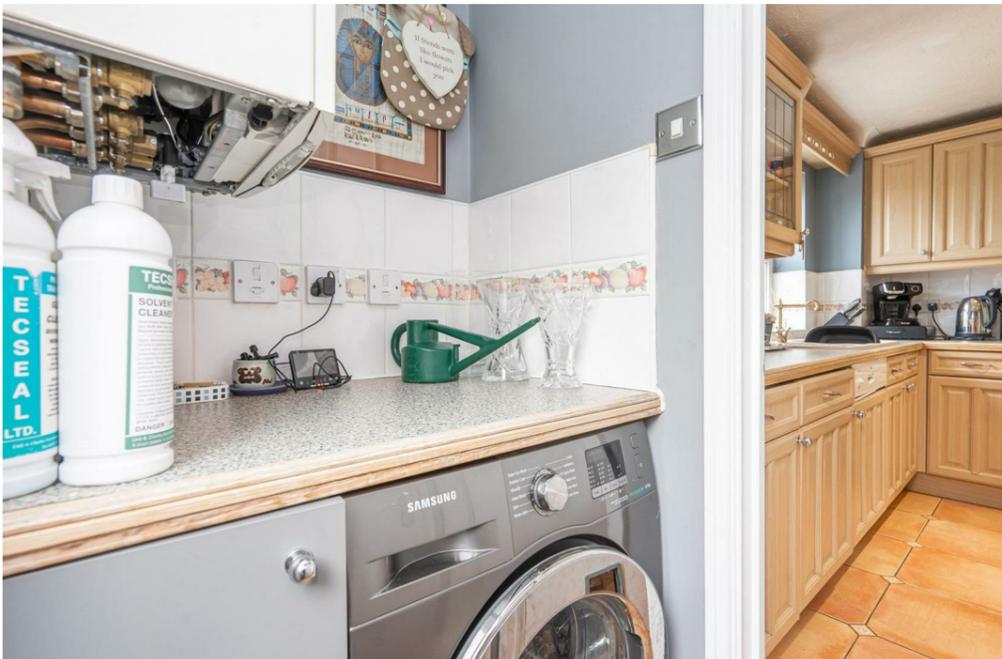
Entering the home you are greeted by a spacious and bright lounge with a modern fireplace acting as a focal point for the room. To the rear of the lounge is a separate area ideal for an office space. Adjacent to the lounge is the conservatory that is flooded with natural light and provides an ideal space for relaxing and watching the garden. Moving into the kitchen, you will find ample worktop space as well as fitted amenities including a fridge, freezer, cooker and sink. Just off from the kitchen is a practical utility room with room for more freestanding appliances as well as housing a WC. Completing the ground floor is the lengthy dining room with dual aspect windows and its own feature fireplace.

Moving upstairs, the first floor boasts three generous bedrooms, each tastefully decorated and offering plenty of natural light. The master bedroom is a true retreat, benefitting from fitted wardrobes and an en-suite bathroom finished to a high standard. Completing the first floor is the family bathroom, featuring sleek tiling, modern fixtures, and an over-the-bath shower.

Externally to the rear is a private garden with tall fences. To the front is a well sized driveway offering off the road parking for several cars. Overall this would make an ideal family home for anyone looking to live in the area.







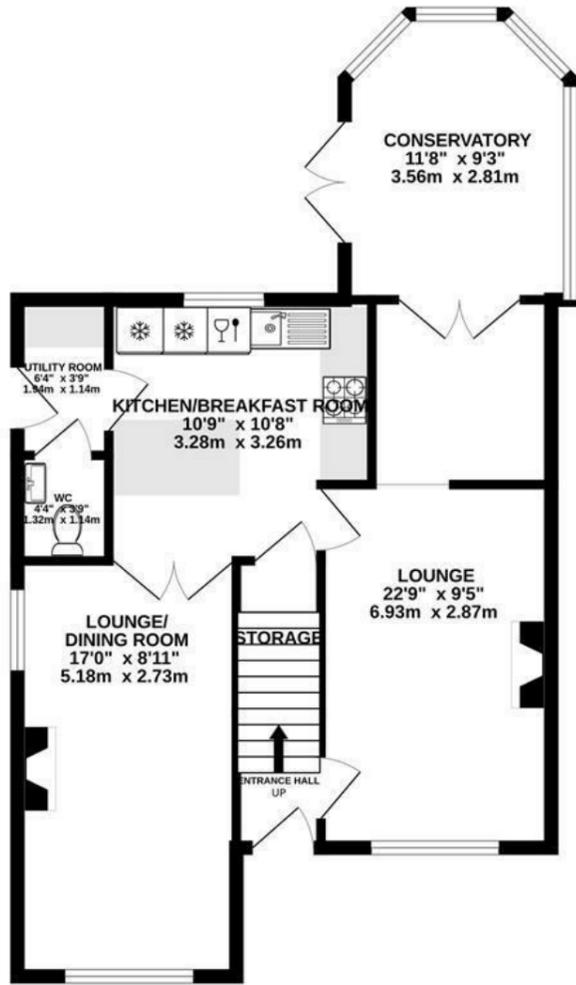




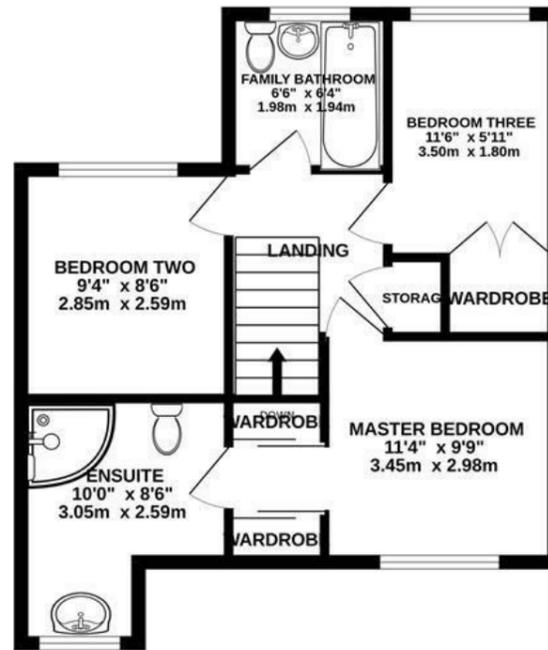


# BEN ROSE

GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

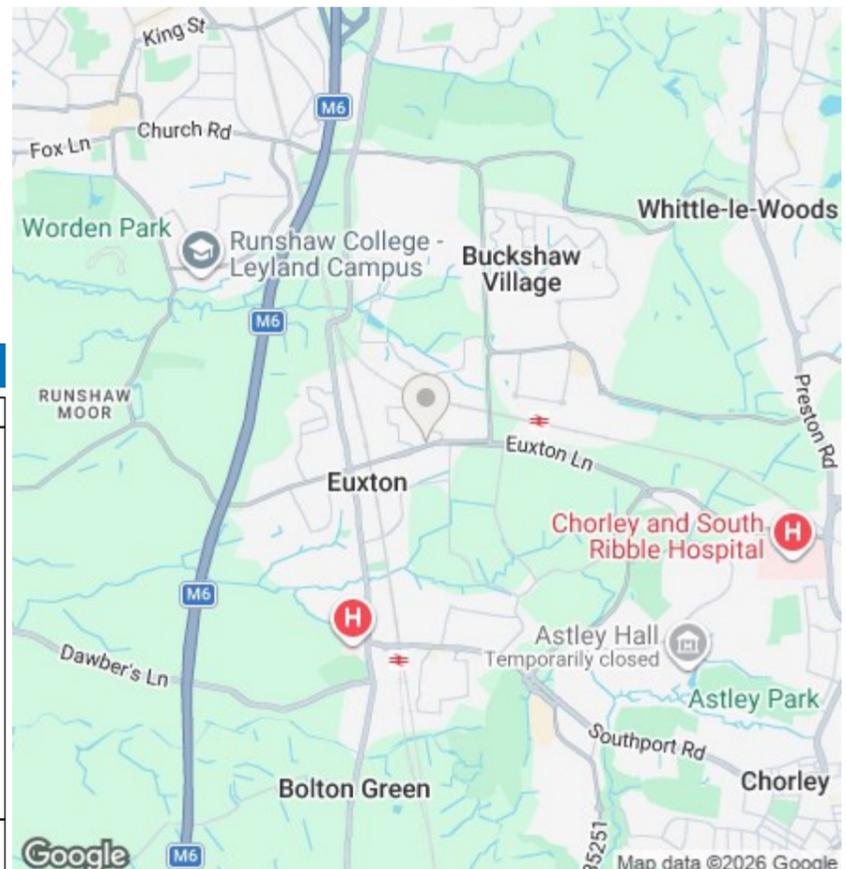


TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</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	