



Marchioness Drive, Euxton, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this immaculately presented four-bedroom detached family home, situated on a desirable residential development in the charming village of Euxton, Lancashire. Presented with no onward chain, this beautiful property offers stylish and modern living spaces, making it an ideal choice for families.

The home is perfectly positioned within easy reach of a range of excellent local amenities, including supermarkets, well-regarded schools, and leisure facilities. Euxton also benefits from superb transport links, with Buckshaw Parkway train station just a short drive away, providing direct routes to Manchester, Preston, and beyond. In addition, the nearby M6 and M61 motorways offer excellent connectivity for commuters.

Stepping into the property, you are welcomed into the entrance hallway, where you will find a convenient WC and staircase leading to the upper level. To the right is the spacious lounge, benefiting from a large window overlooking the front aspect, along with double patio doors that open onto the rear garden, allowing for plenty of natural light. On the opposite side of the hallway is the impressive open-plan kitchen/diner/family room. This versatile space features a contemporary fitted kitchen complete with integrated fridge, freezer, oven, hob, and dishwasher. The dining area provides ample space for a large family table, with double patio doors opening out to the garden. There is also additional room for a seating area, making it an ideal space for both entertaining and everyday family living.

Moving upstairs, you will find four well-proportioned bedrooms, with the master bedroom benefiting from a private ensuite shower room. A modern three-piece family bathroom, featuring an over-the-bath shower, serves the remaining bedrooms and completes this level. Externally, the home boasts a private driveway providing off-road parking and access to a detached single garage via an up-and-over door. The garage offers additional storage and is equipped with power and lighting.

To the rear is a generously sized garden, featuring a large lawn and flagged patio area - perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







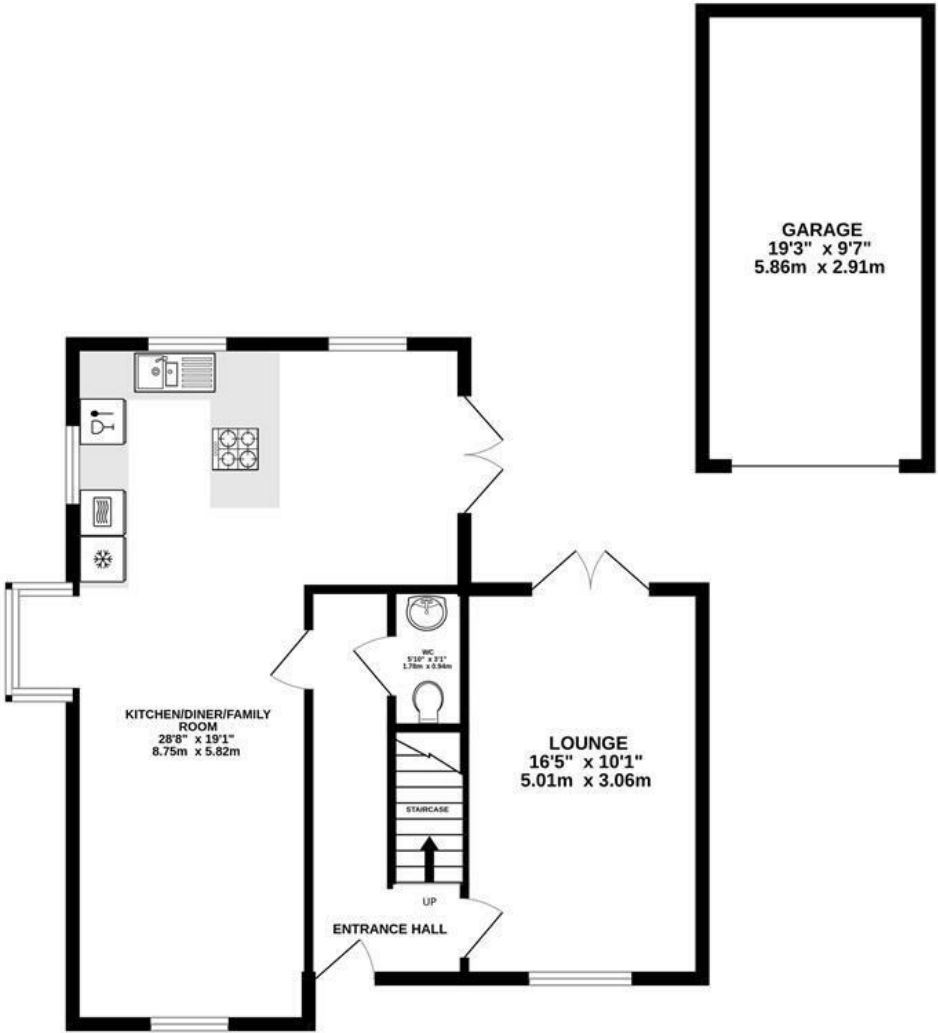




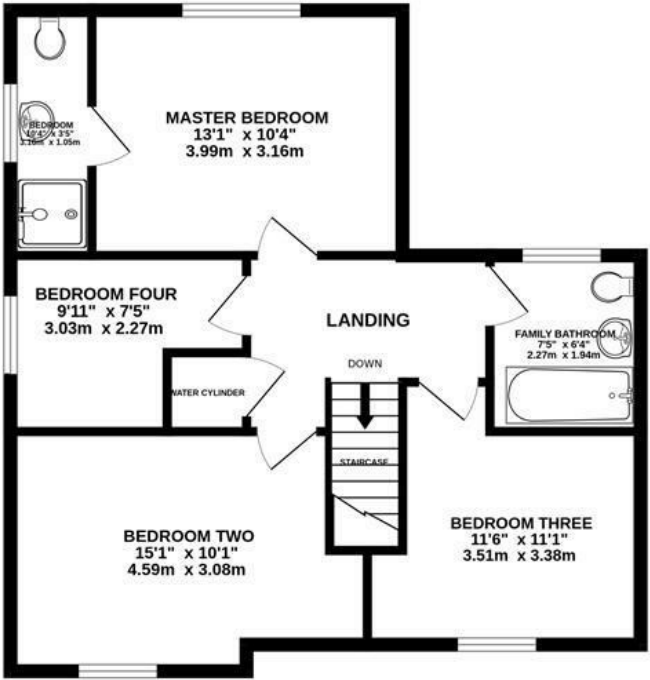


BEN ROSE

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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	89	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

