



Mile Stone Meadow, Euxton, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this beautifully finished three-bedroom detached home, ideal for growing families seeking both comfort and style. Situated in the ever-popular area of Euxton, Chorley, this property offers a perfect balance of peaceful residential living with excellent access to local amenities. The home is within close proximity to well-regarded schools, supermarkets, and leisure facilities, while also benefiting from fantastic travel links including nearby bus routes, Euxton Balshaw Lane train station, and easy access to the M6 and M61 motorways—making commuting to Preston, Manchester, and beyond highly convenient.

Upon entering the home, you are welcomed into a bright and inviting hallway which provides access to the first-floor staircase and sets the tone for the rest of the property. The generously sized lounge sits to the front and features a charming log-burning stove alongside a large bay window that floods the room with natural light, creating a warm and relaxing space for the family. Continuing through, there is a convenient ground floor WC before reaching the heart of the home—the modern kitchen/diner. This space has been thoughtfully designed with contemporary cabinetry, a range of integrated appliances, and ample room for a dining table, all while enjoying pleasant views over the rear garden, making it perfect for both everyday living and entertaining.

Moving upstairs, the landing provides access to all three bedrooms, each well-proportioned to suit a family's needs. Two of the bedrooms benefit from built-in wardrobes, offering excellent storage solutions, while the spacious master bedroom is further enhanced by its own private en suite shower room. Completing the first floor is a stylish and modern family bathroom, fitted with quality fixtures and finishes to match the overall standard of the home.

Externally, the property continues to impress. To the front, there is a well-maintained lawn complemented by mature bushes, along with a driveway providing off-road parking and access to the garage. The rear garden is a delightful mix of paving, lawn, and established flower beds, offering a versatile outdoor space ideal for relaxing, entertaining, or family activities. There is also access to the garage via a side door and a useful storage shed. Finished beautifully throughout, this home presents a fantastic opportunity for families looking to settle in a sought-after and well-connected location.







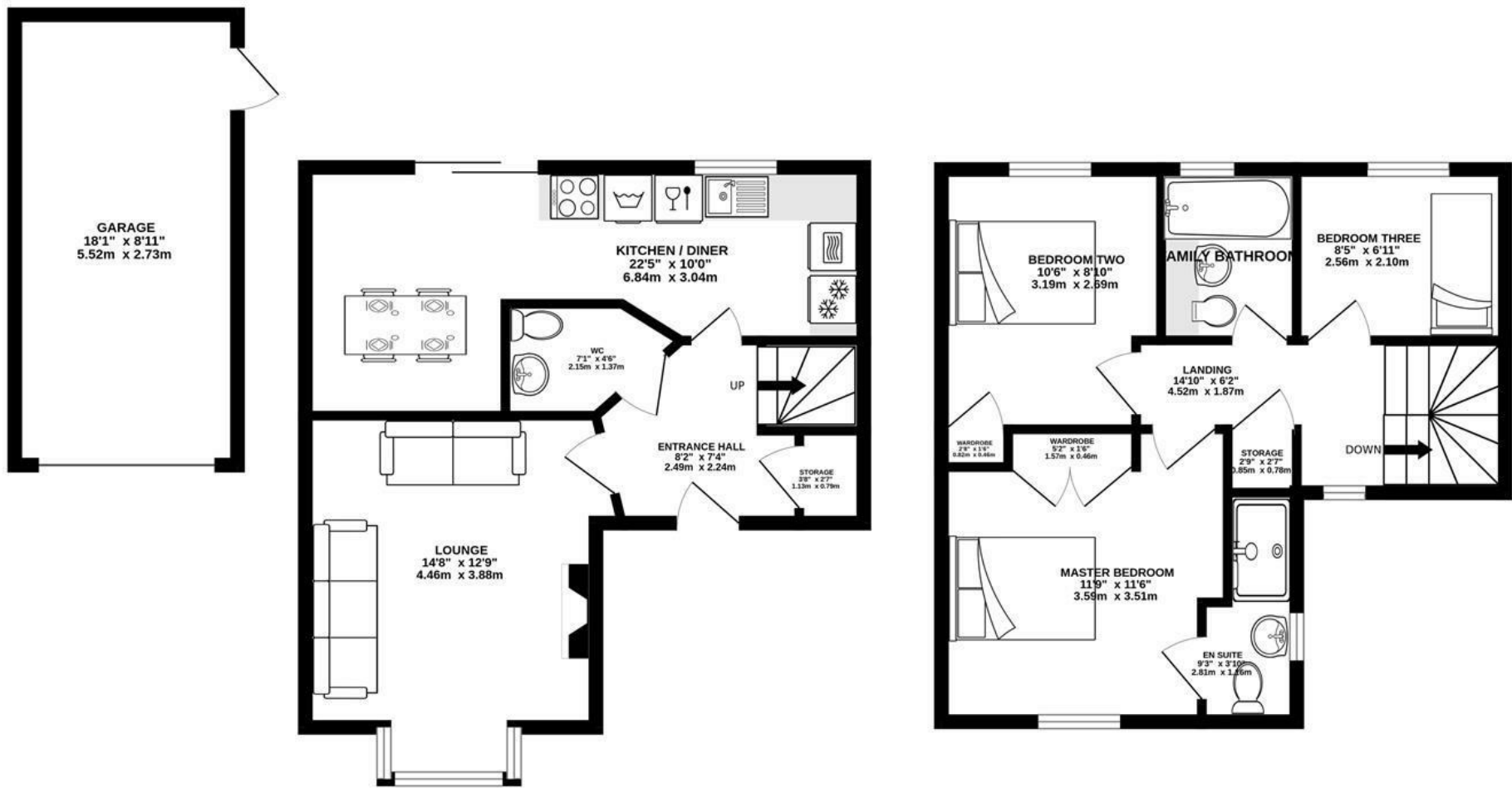






GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.

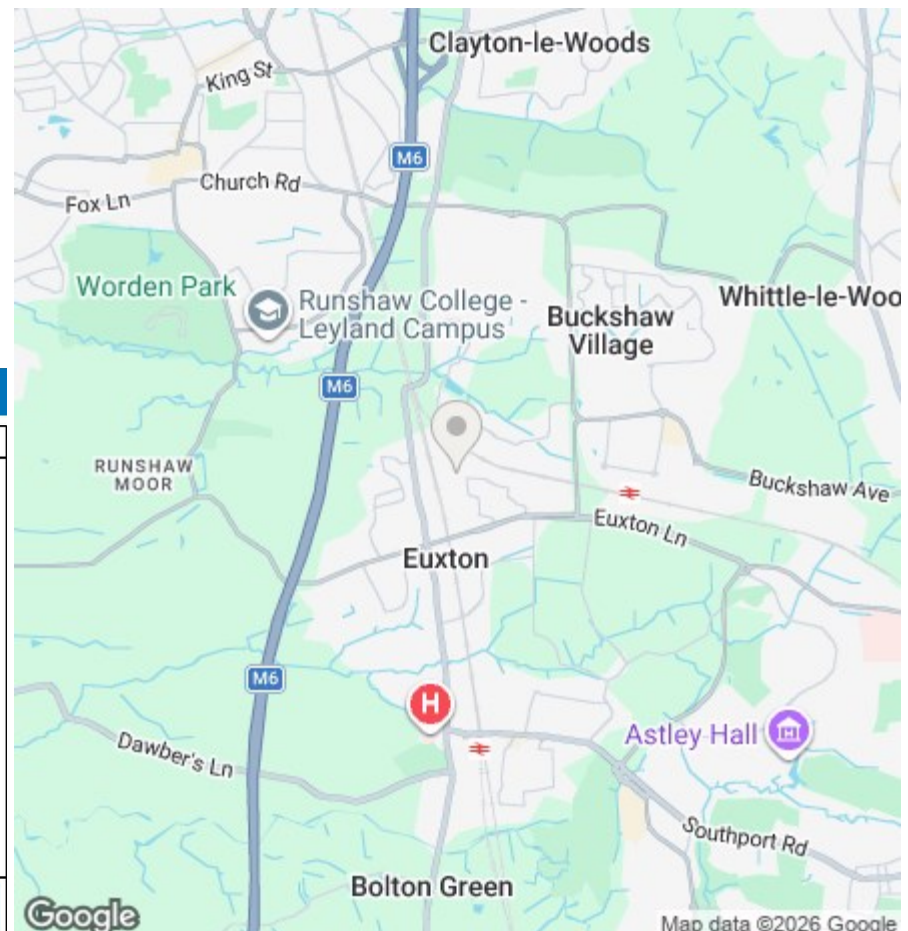


TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 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	