



**Stansfield Drive, Euxton, Chorley**

**Offers Over £339,995**

Ben Rose Estate Agents are pleased to present to market this well presented four bedroom detached family home, tucked away in a quiet cul-de-sac location in the highly sought-after area of Euxton. This fantastic property offers spacious and modern living throughout, ideal for growing families looking for a home ready to move straight into. Euxton is well regarded for its excellent local schools, nearby amenities and green spaces, while also offering fantastic travel links. Both Euxton Balshaw Lane and Buckshaw Parkway train stations are within easy reach, providing direct routes to Preston, Manchester and beyond. The M6, M61 and M65 motorway networks are also close by, making commuting convenient, while nearby towns such as Chorley, Leyland and Preston offer a wide range of shops, restaurants and leisure facilities.

Stepping through the vestibule, you are welcomed into the spacious front lounge, which is beautifully bright thanks to the attractive bay fronted window and offers a comfortable space to relax. Moving through the home you'll find the heart of the property — a stunning open plan kitchen/diner positioned at the rear. This impressive space is perfect for modern family living and entertaining, featuring a stylish fitted kitchen with a range of integrated appliances, a central island with breakfast bar and ample room for a large dining table. The staircase is conveniently positioned within this space, and a rear bay window provides access and views to the garden, creating a lovely connection between indoor and outdoor living.

Upstairs, the property continues to impress with four well proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a luxurious three piece en-suite shower room, while bedroom two also enjoys the added convenience of fitted wardrobes. The remaining bedrooms are ideal for children, guests or a home office, and are all served by a modern three piece family bathroom finished to a high standard.

Externally, the property offers a driveway to the front providing parking for two cars and leading to the integrated garage, offering additional storage or secure parking. To the rear is a good sized, family-friendly garden featuring a generous lawn and a dedicated seating area, perfect for outdoor dining and relaxing during the warmer months.

This is a wonderful opportunity to secure a beautiful family home in a desirable and convenient location.





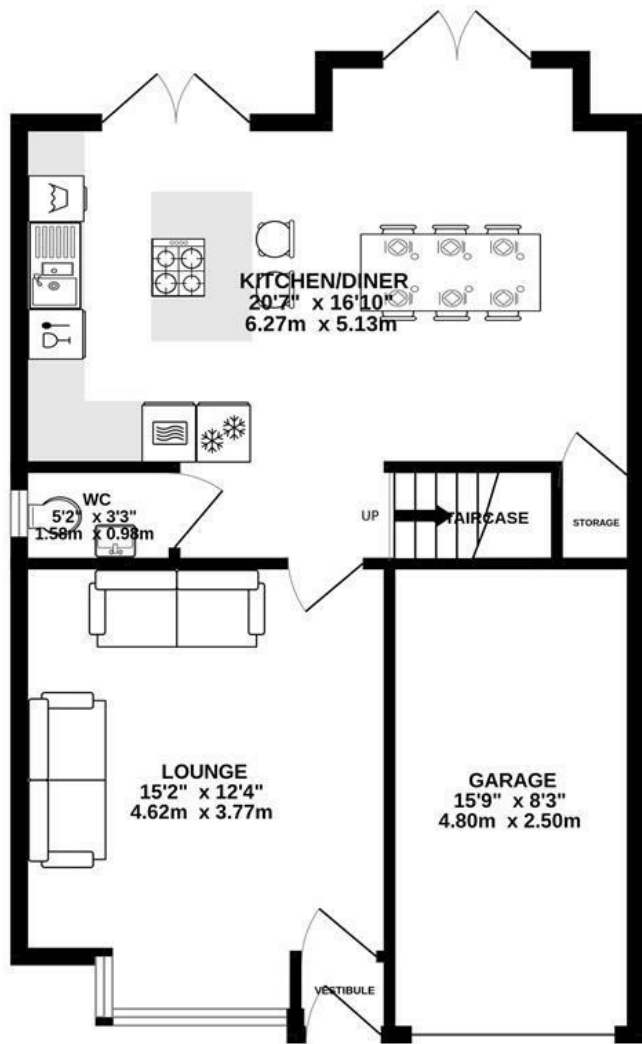




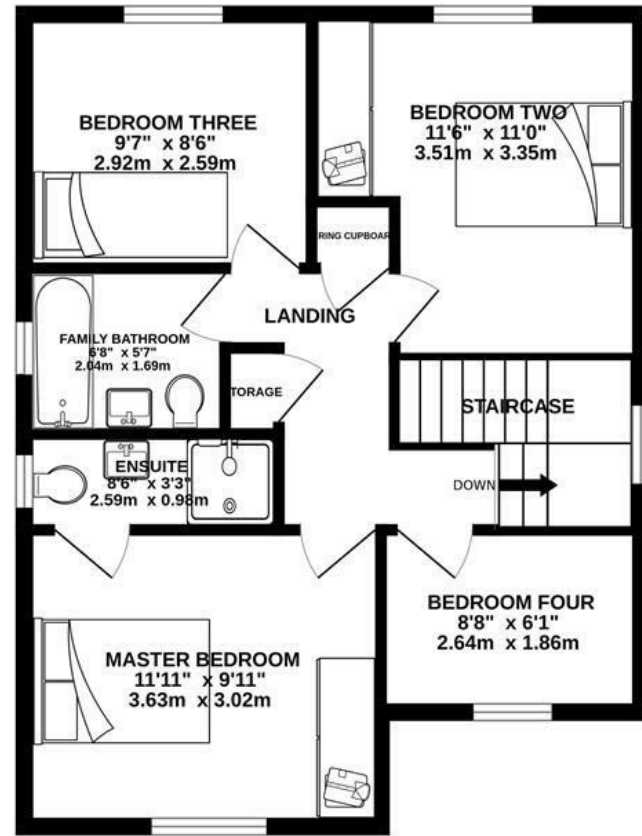




GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.

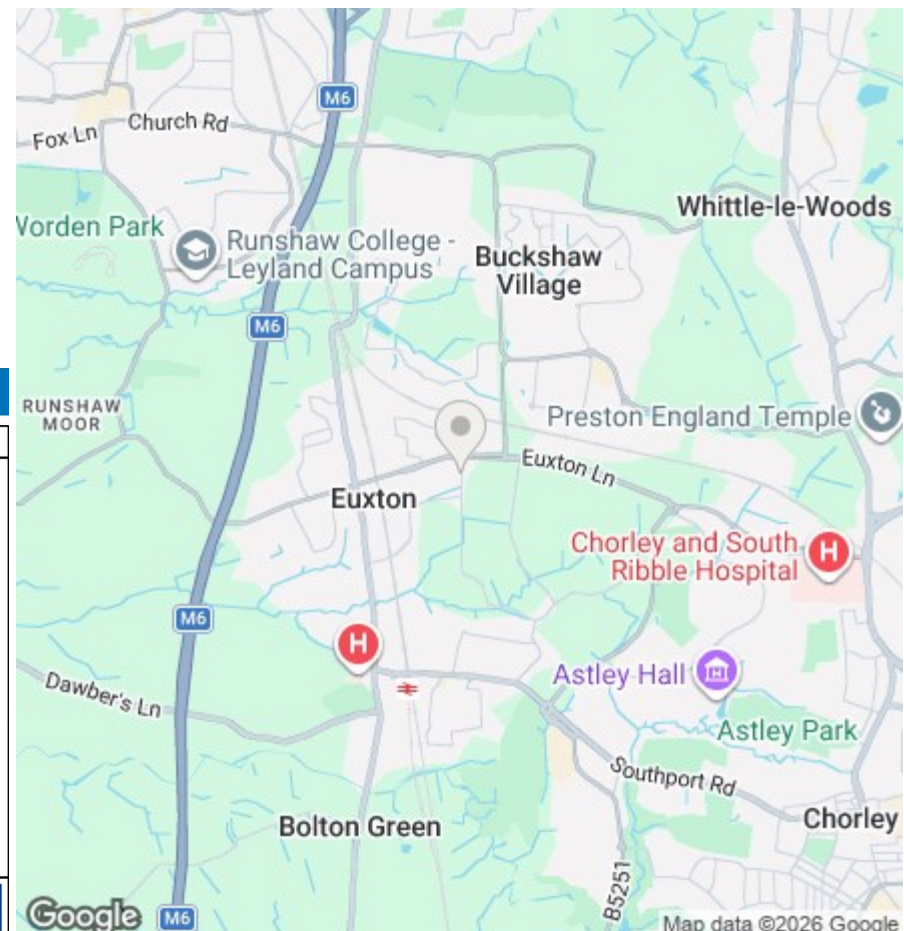


TOTAL FLOOR AREA : 1160 sq.ft. (107.7 sq.m.) approx.

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>	<b>89</b>	<b>90</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	