



## Mile Stone Meadow, Euxton, Chorley

**Offers Over £374,995**

Ben Rose Estate Agents are delighted to present to the market this beautifully presented four-bedroom detached property, situated within a highly sought-after area of Euxton. Ideal for families, this impressive home offers spacious and well-proportioned accommodation throughout, with versatile living spaces designed for modern family life.

Set within a quiet yet well-connected location, the property is perfectly positioned for easy access to Chorley town centre, excellent local schools, a range of shops and amenities, and superb transport links, including nearby motorway networks.

Stepping into the property, you are welcomed into an inviting entrance hallway, where a convenient WC is located, along with a staircase leading to the upper level. To the left, you will find a spacious lounge, featuring a charming central fireplace and a large bay window overlooking the front aspect, allowing for an abundance of natural light. From here, you move through to the dining room, which offers ample space for a large family dining table and provides access to both the conservatory and the kitchen/breakfast room. The contemporary fitted kitchen is generously sized and well-appointed, offering ample storage, a range of integrated appliances, and a practical breakfast bar. Double patio doors open directly onto the rear patio, enhancing the indoor-outdoor flow. From the kitchen, there is access to useful understairs storage, as well as a convenient utility room complete with a sink and space for additional freestanding appliances.

To the rear, the bright and airy conservatory provides versatile additional living space, ideal as a second sitting room, with double patio doors opening out to the garden. Completing the ground floor is a home office, accessed from the entrance hall and thoughtfully converted from part of the original garage. This flexible space is perfectly suited to modern family living, while retaining additional garage storage accessible via an up-and-over door to the front.

Moving upstairs, the property offers four well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage and a private en-suite shower room. A modern three-piece family bathroom, complete with an over-the-bath shower, serves the remaining bedrooms.

Externally, the front of the property boasts a private driveway providing off-road parking for multiple vehicles. To the rear, there is a beautifully maintained garden featuring multiple patio areas and a low-maintenance artificial lawn. The space enjoys a high degree of privacy and provides an ideal setting for both relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the size and quality of accommodation on offer and to avoid any potential disappointment.



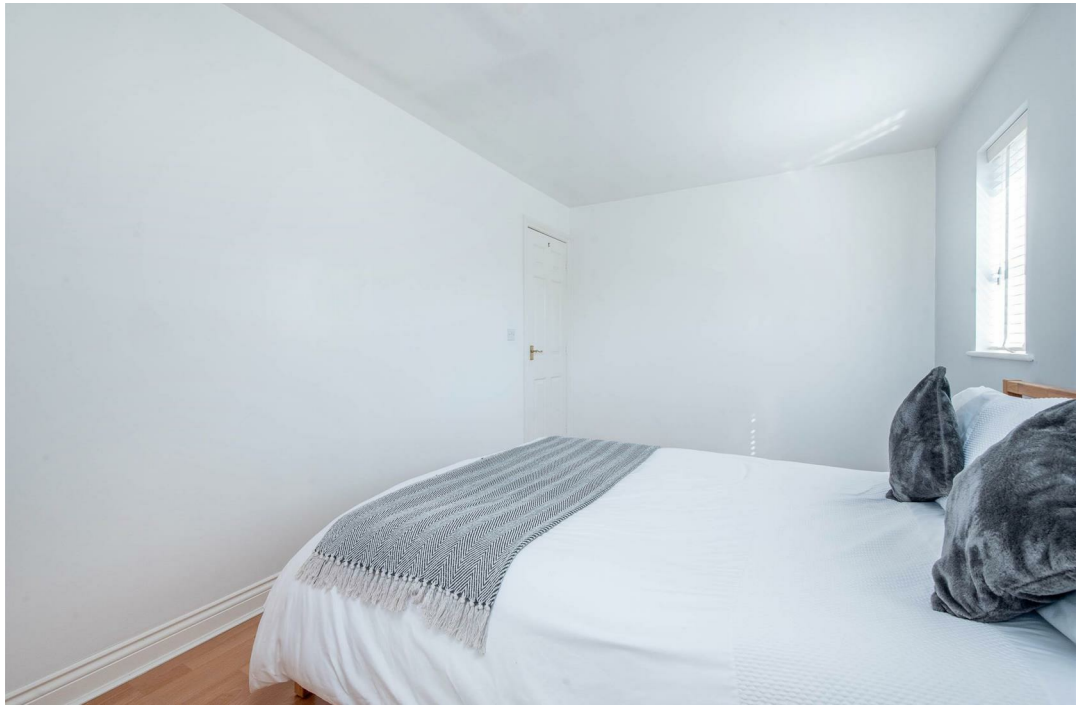












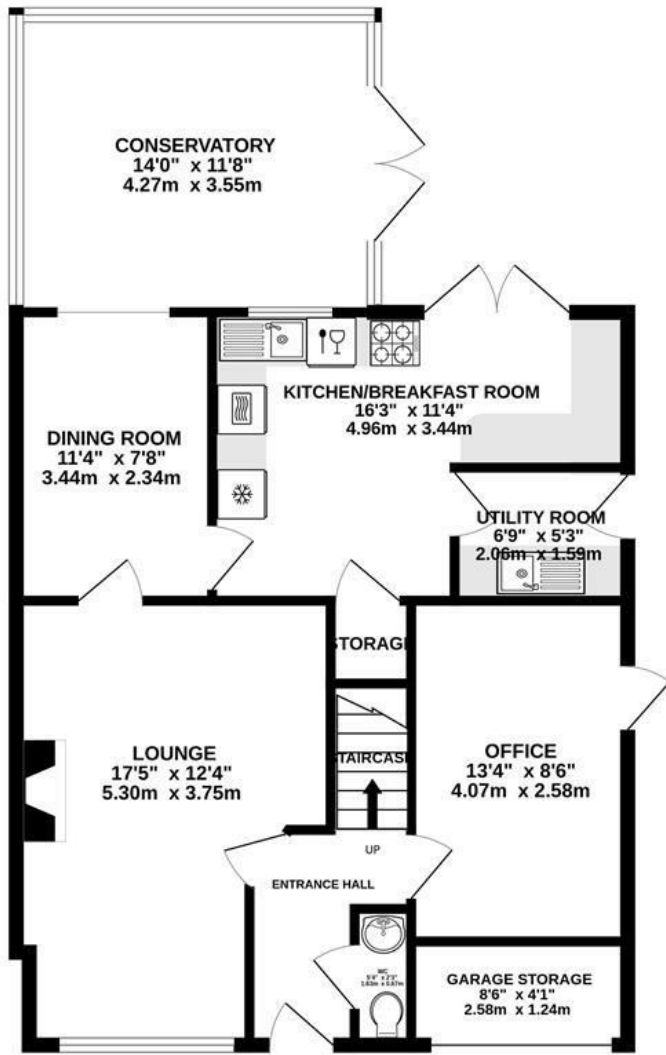




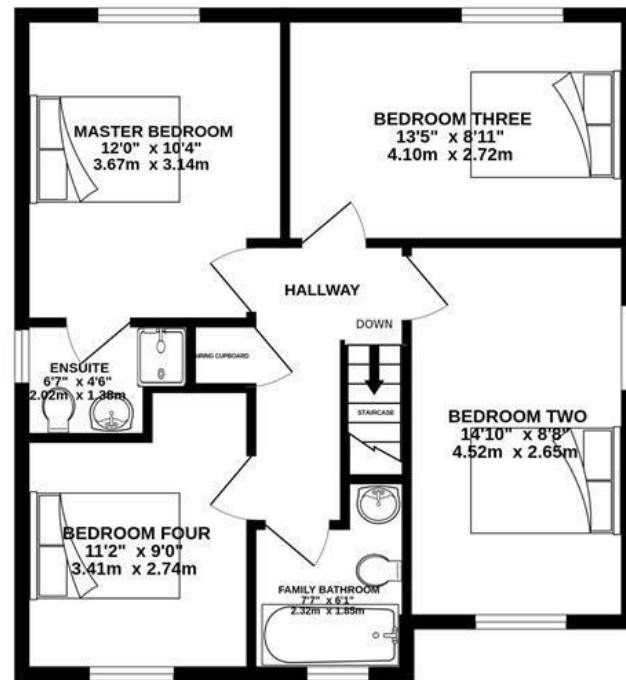


# BEN ROSE

GROUND FLOOR  
841 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

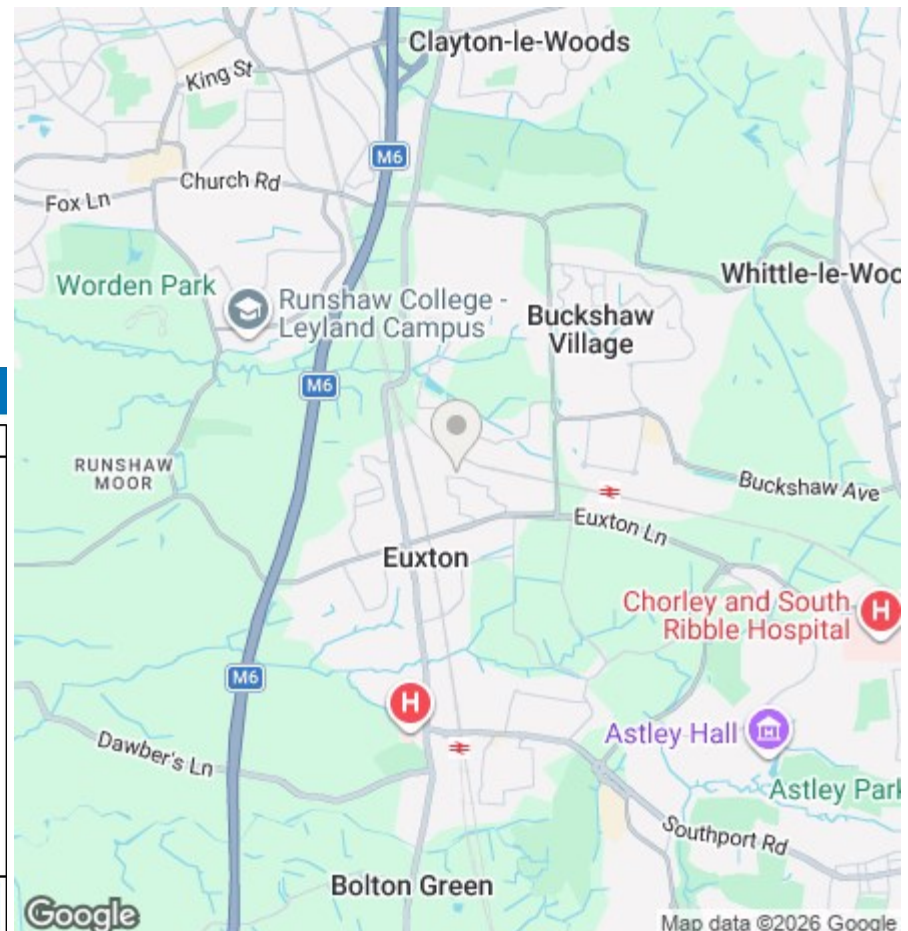


TOTAL FLOOR AREA: 1436 sq.ft. (133.4 sq.m.) approx.

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	