



Stansfield Drive, Euxton, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this well presented four-bedroom detached family home, situated in the highly sought-after village of Euxton. Offering modern living throughout, generous internal accommodation and a thoughtfully designed layout, this wonderful home is perfectly suited to growing families looking for a property that is ready to move straight into. Ideally positioned, the home enjoys easy access to a wide range of local amenities including highly regarded schools, supermarkets, shops, cafés and leisure facilities, while nearby Chorley town centre provides an even greater selection of retail and dining options. Excellent transport links are close at hand, with Euxton Balshaw Lane Railway Station offering direct rail services to Preston, Manchester and beyond, alongside regular bus routes and convenient access to the M6, M61 and M65 motorway networks, making commuting across the North West straightforward.

Stepping inside, you are welcomed by a vestibule which leads through into the spacious front lounge, providing a bright and inviting reception room with plenty of space for the whole family to relax and unwind. Continuing through the property, you will find the impressive open plan kitchen and dining area, creating the true heart of the home. The modern kitchen is fitted with integrated appliances and features a breakfast bar that comfortably accommodates multiple people, making it ideal for both everyday living and entertaining. There is ample space for a family dining table, while doors provide access out to the rear garden, allowing for seamless indoor and outdoor living during the warmer months. Just off the kitchen is a practical utility room, offering additional storage and workspace, with a convenient ground floor WC located beyond.

To the first floor, the property offers four well-proportioned bedrooms, providing flexible accommodation for families of all sizes. The generous principal bedroom benefits from fitted wardrobes and its own contemporary three-piece en-suite shower room. The remaining bedrooms are all well-sized and can easily accommodate children, guests or those working from home. Completing the first floor is the modern three-piece family bathroom, fitted with an over-the-bath shower to comfortably serve the remaining bedrooms.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to two vehicles, leading to the single integrated garage for additional parking or useful storage. To the rear, the home boasts a good-sized garden, predominantly laid to lawn, offering plenty of space for children to play, outdoor entertaining or simply relaxing in the warmer months. Combining spacious family accommodation, modern finishes and an excellent location with outstanding commuter links and amenities close by, this is a fantastic opportunity to purchase a wonderful family home in one of Euxton's most desirable residential areas.















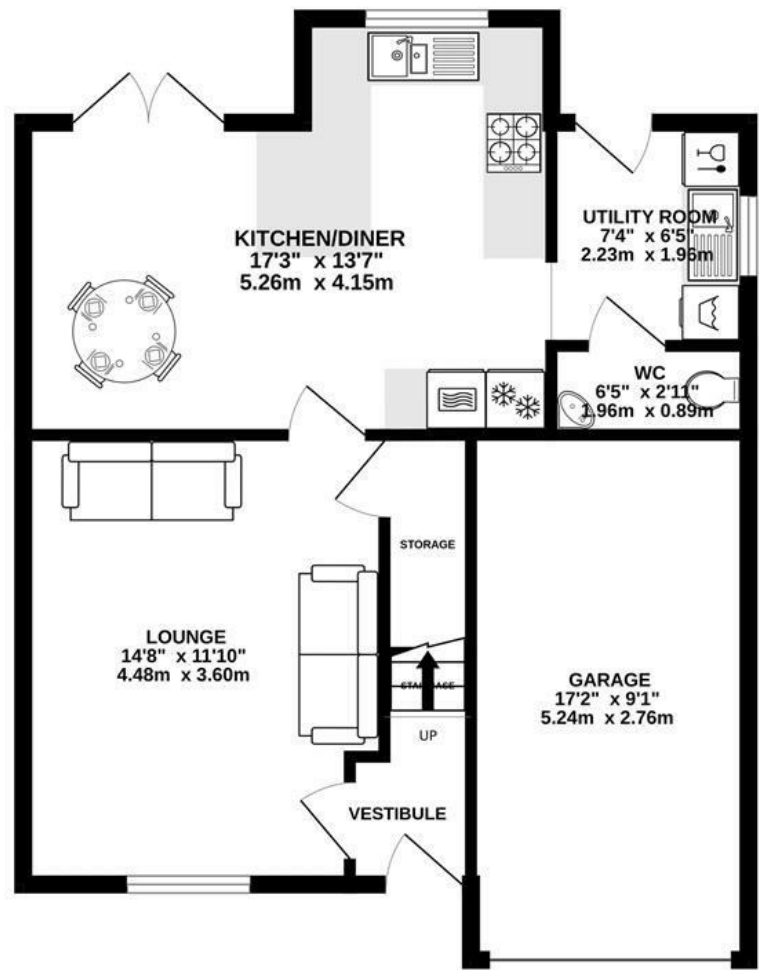




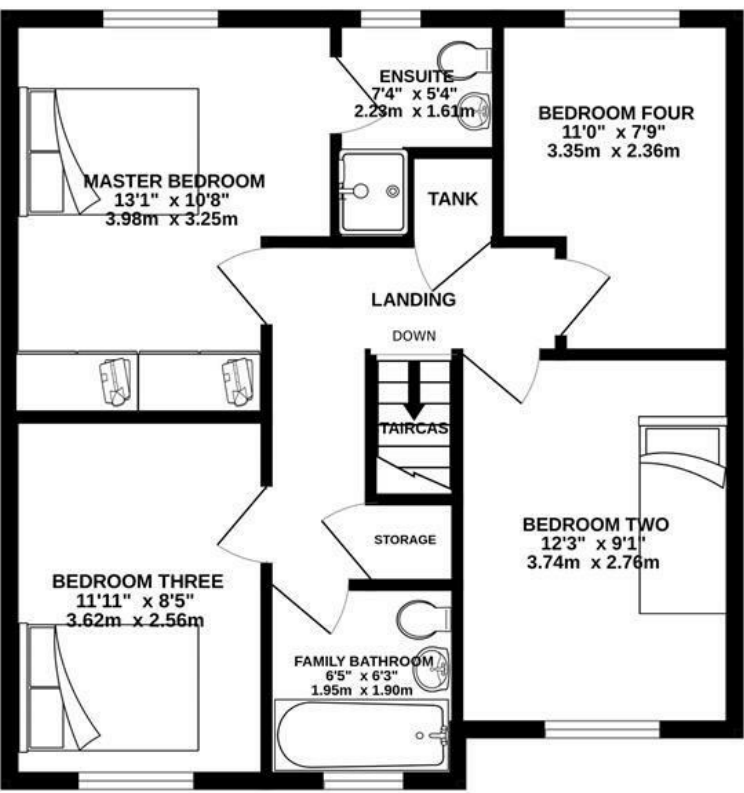


BEN ROSE

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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.
Made with Metropix ©2026



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	88	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 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 

