



## Mile Stone Meadow, Euxton, Chorley

**Offers Over £319,995**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated four-bedroom detached home, ideally situated in the highly sought-after area of Euxton, Lancashire. This stunning family home has been thoughtfully modernised throughout and features a superb loft conversion, providing generous and flexible living space across three floors. Perfectly positioned for families, the property offers easy access to a range of local amenities, including reputable schools, shops, and charming cafés. Excellent transport links are also within close reach, with Euxton Balshaw Lane and Buckshaw Parkway train stations just a short distance away, as well as convenient access to the M6 and M61 motorways, offering seamless connections to Preston, Chorley, and beyond.

Stepping through the front door, you are welcomed into a bright entrance hall, with the staircase leading to the upper floors. To the front of the property sits a spacious lounge, centred around a striking brick fireplace that provides a warm and inviting focal point — perfect for family evenings or entertaining guests. Moving towards the rear, you'll discover the modern open-plan kitchen and dining area, fitted with integrated appliances and offering ample space for a family dining table. A charming rear bay with a door opens out to the garden, allowing natural light to flood the room and creating a seamless indoor-outdoor flow. Just off the kitchen is a versatile playroom, originally part of the garage, offering a perfect space for children, a hobby room, or even a home office. Completing the ground floor is a useful utility room with direct access to the garden and a convenient WC.

To the first floor, you'll find three well-proportioned bedrooms, including the master bedroom, which benefits from fitted wardrobes and a stylish en-suite shower room finished to a high standard. Bedroom three offers generous proportions and would make an ideal double room or guest suite, while the family bathroom comprises a modern three-piece suite with an over-bath shower, combining both comfort and practicality for family living.

The converted loft provides a superb and versatile fourth bedroom, cleverly designed to include zoned areas such as a snug/play area and a study space. This beautifully finished upper level, enhanced by multiple Velux windows, creates a bright and inviting environment ideal for teenagers, guests, or those working from home.

Externally, the home has a double driveway providing off-road parking for multiple vehicles and leading up to a storage room, which was previously the garage and can easily be reinstated if desired. To the rear, a landscaped garden offers the perfect outdoor retreat, featuring a covered seating area that opens onto a lush lawn—ideal for outdoor dining and relaxation. The garden also includes a wood bark play area, making it perfect for families with young children.

In summary, this outstanding family home combines modern living with practical design, all set within a desirable Euxton location. With its extensive renovation, versatile layout, and beautifully maintained garden, this property is ready to welcome its next family to enjoy all it has to offer.





































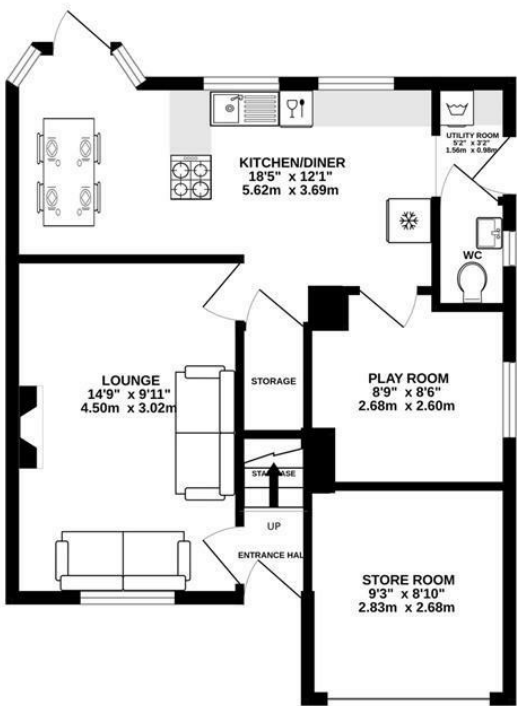




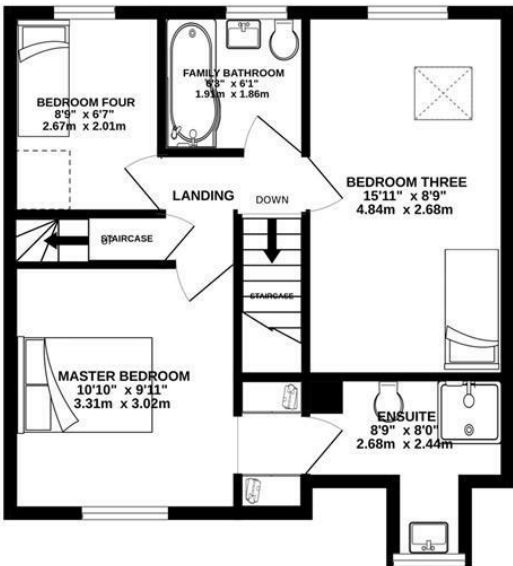


# BEN ROSE

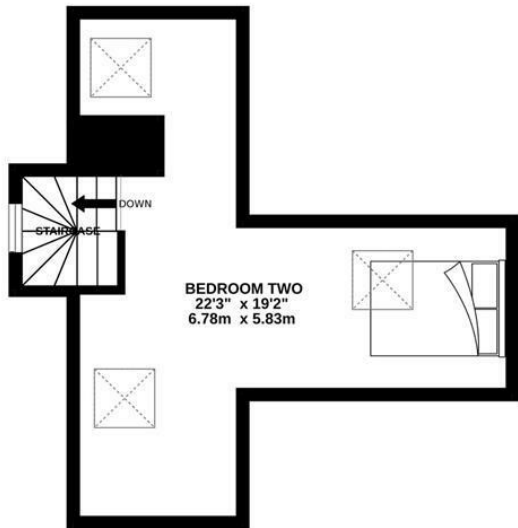
GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR  
258 sq.ft. (24.0 sq.m.) approx.




TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	73
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 