



Crofters Green, Euxton, Chorley

Offers Over £369,995

Ben Rose Estate Agents are pleased to present to market this four bedroom, detached family home, occupying a desirable corner plot in the highly sought-after area of Euxton, Lancashire. Offering versatile living space throughout, this property is ideally suited to growing families looking for both comfort and flexibility. Euxton is renowned for its strong community feel and excellent local amenities, including highly regarded schools, shops, supermarkets, and leisure facilities. The area benefits from superb transport links with Euxton Balshaw Lane and Buckshaw Parkway train stations nearby, regular bus services, and easy access to the M6, M61 and M65 motorways, making commuting to Chorley, Leyland, Preston and Manchester both convenient and straightforward.

Entering the property, a welcoming vestibule leads through into the main reception hall, which provides access to the majority of the ground floor accommodation. To one side, the spacious lounge is filled with natural light from a bay fronted window and flows seamlessly through to the dining room at the rear, creating an ideal space for both everyday family life and entertaining, with direct access out to the garden. Across the hall, the kitchen is fitted with a range of units such as an integrated fridge/freezer and oven, continuing through to a practical utility room which adds further storage and functionality. Completing the ground floor is a versatile family room, perfect for use as a playroom, home office or snug, along with a convenient ground floor WC.

Ascending to the first floor, the property offers four generously sized bedrooms. The master bedroom benefits from fitted wardrobes, a bay fronted window and a well-appointed three piece en-suite shower room. Bedroom two also features fitted wardrobes, while the remaining bedrooms are well proportioned and suitable for children, guests or home working. The accommodation is completed by a four piece family bathroom, featuring a separate shower enclosure and a corner bath, ideal for busy family living.

Externally, the home enjoys a prominent corner plot position and is accessed via the side, leading to an enclosed front garden where the main entrance is located. To the rear, a paved patio seating area provides the perfect spot for outdoor dining and relaxation, opening onto a well-maintained lawn. The rear garden also offers access to the double detached garage and a driveway providing off-road parking for up to two vehicles.

Combining generous internal space, flexible living areas and an excellent location, this attractive family home offers a fantastic opportunity to settle in one of Euxton's most popular residential areas.

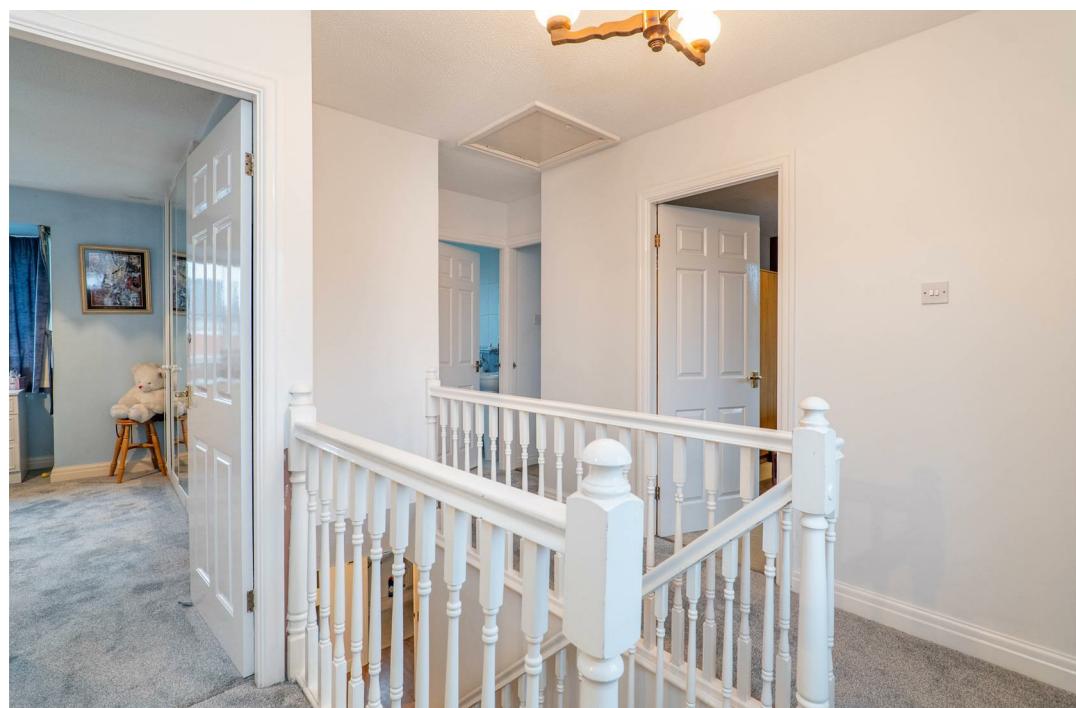


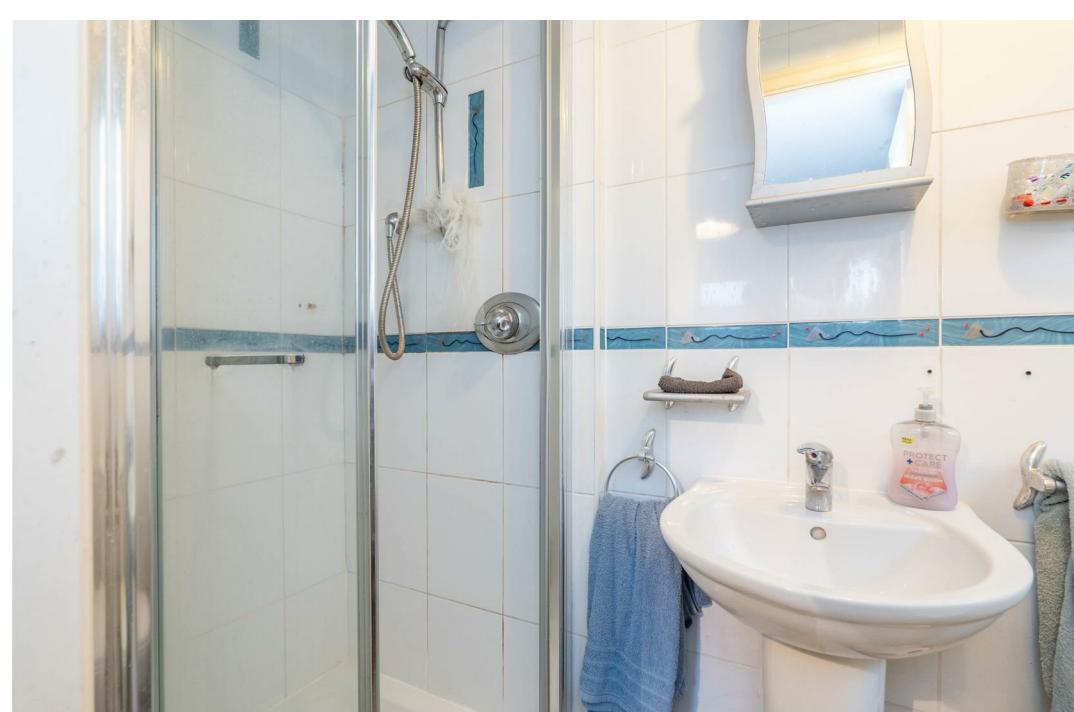












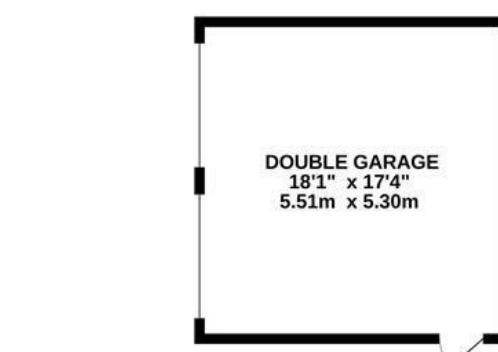




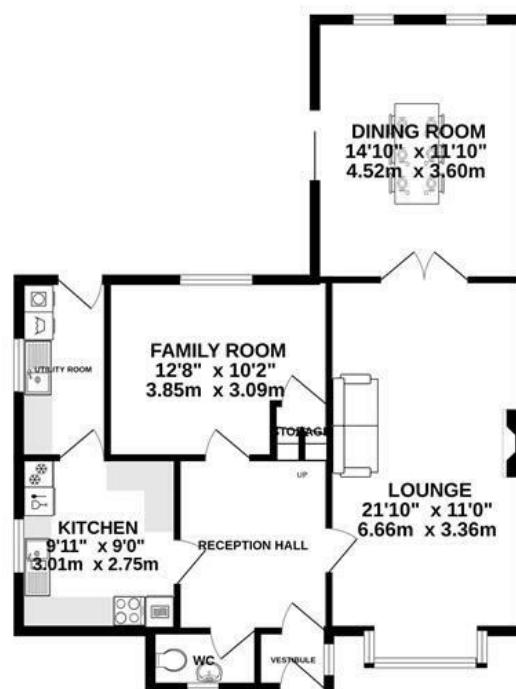
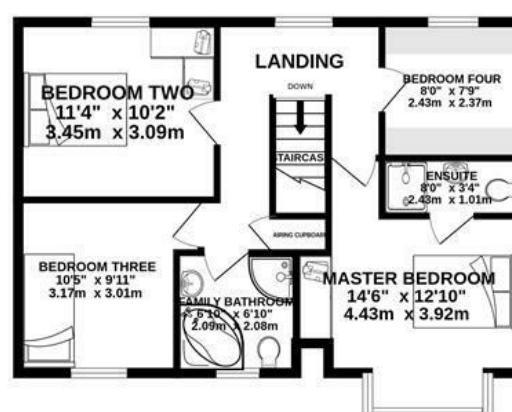


BEN ROSE

GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1693 sq.ft. (157.3 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	
(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	

