



Stansfield Drive, Euxton, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached home, located in the highly desirable village of Euxton, Chorley.

This spacious property makes an excellent family home, offering versatile living space throughout. Ideally situated, the home is close to the neighbouring towns of Leyland and Chorley, providing access to exceptional local schools, supermarkets, and a wide range of amenities. With fantastic transport links—including Buckshaw Parkway train station and the nearby M6 and M61 motorways—this property is perfect for those needing easy and convenient commuting options.

Stepping into the property, you will find yourself in the entrance hallway where a staircase leads to the upper level. On the left, you will enter the spacious lounge, which features a beautiful bay window overlooking the front aspect. From here, you move through to the bright kitchen/diner. The contemporary fitted kitchen is well equipped with integrated appliances, including a fridge, freezer, oven, hob, microwave, dishwasher, and washing machine. There is ample space for a family dining table, and double patio doors lead through to the light and airy conservatory at the rear. The versatile conservatory offers additional living space with views of the garden, which can be accessed via another set of patio doors. The conservatory benefits from two solid walls, ensuring it remains comfortable year-round without getting too hot or cold. Completing the ground floor is a convenient WC located off the kitchen/diner.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and an ensuite shower room. The stylish three-piece family bathroom with an over the bath electric shower completes this level. The property also benefits from having a partially boarded loft.

Externally, at the front, there is a private driveway providing off-road parking for two vehicles. At the rear is a lovely, secluded garden space featuring a low-maintenance flagged patio and stone garden, with a raised decking area perfect for relaxing or entertaining. There is also access to a convenient storage shed for additional outdoor storage.

The home benefits from solar panels, ensuring improved energy efficiency and reduced utility costs.

There are also separate thermostats for the two floors, meaning that the temperature can be independently controlled on each level, ensuring personalized comfort throughout the home.

Early viewing is highly recommended to avoid potential disappointment.

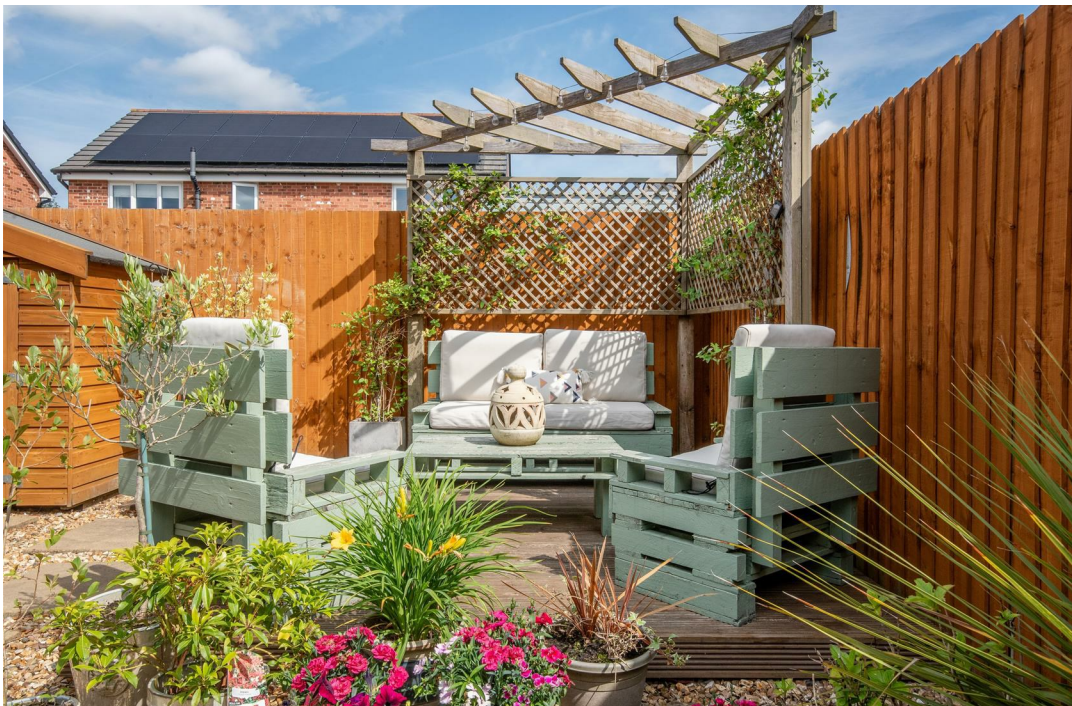






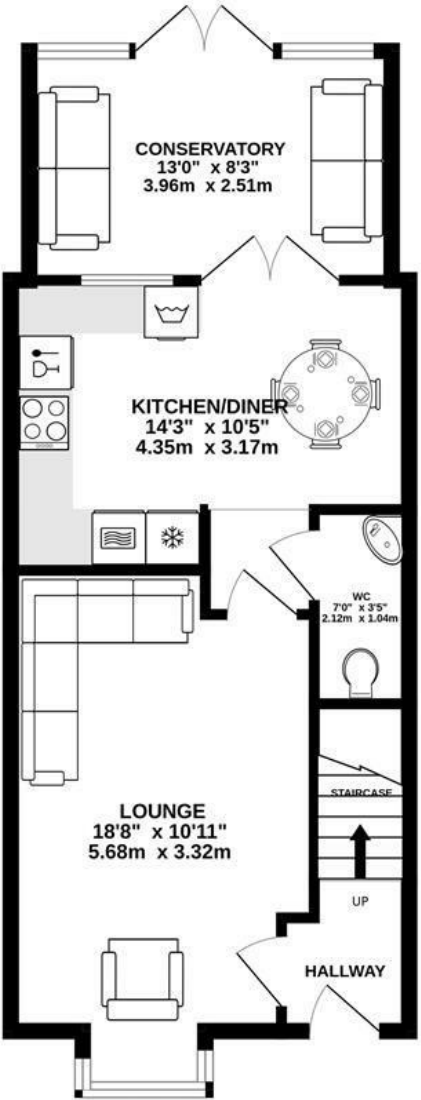




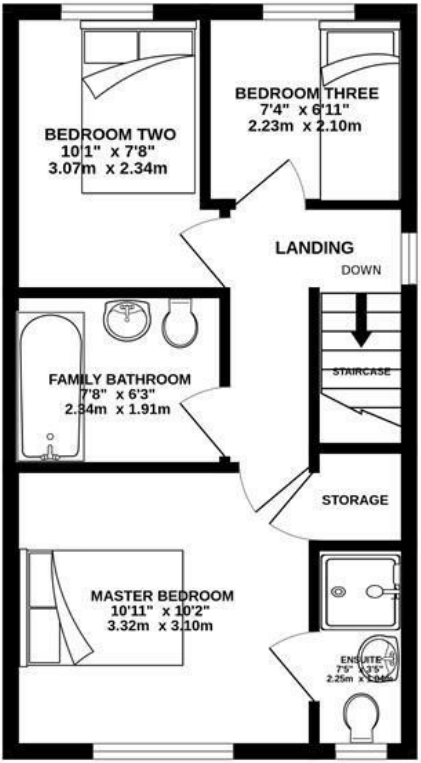


BEN ROSE

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.




TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

