



## Mile Stone Meadow, Euxton, Chorley

**£875 PCM**

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom, end-terraced property, nestled in a highly desirable cul-de-sac of Euxton, Chorley. Situated in a serene neighborhood, this home offers the perfect blend of comfort and convenience. With excellent travel links nearby and a host of amenities within easy reach, this property is a haven for tenant and those seeking a tranquil yet well-connected lifestyle.

Upon entering you're immediately welcomed into the entrance hall.

The ground floor boasts a spacious lounge, complete with a charming fireplace that adds character, and a conveniently located under stair storage area.

Adjacent to the lounge, the kitchen/diner beckons with ample worktop space and an integrated hob/oven, ideal for culinary enthusiasts. This space effortlessly flows, offering access to the garden through a single door – perfect for enjoying indoor and outdoor meals. The kitchen/diner also accommodates a small family dining table ideal for family gatherings.

Ascending to the first floor, you'll discover two generously sized bedrooms, each comfortably accommodating double beds. The master bedroom spans the width of the home, featuring integrated storage options with a cupboard and built-in wardrobes. Completing this floor is a three-piece family bathroom complete with a stand-in shower, providing both comfort and functionality.

Externally, a spacious driveway can effortlessly accommodate multiple vehicles, for residents and guests, whilst the easy to maintain front lawn adds a touch of greenery. The rear garden primarily lawned throughout, with some patio space and lined with a tall fence for privacy, provides ample room for outdoor seating and storage needs.

Conveniently situated close to amenities, the property's location within a cul-de-sac ensures a peaceful environment, promoting a sense of security and privacy.

In conclusion, this two-bedroom end-terraced property in Leyland offers a harmonious blend of comfort, convenience, and charm. Whether you're a first-time buyer or seeking a tranquil abode with easy access to amenities and travel links, this home is a remarkable opportunity not to be missed





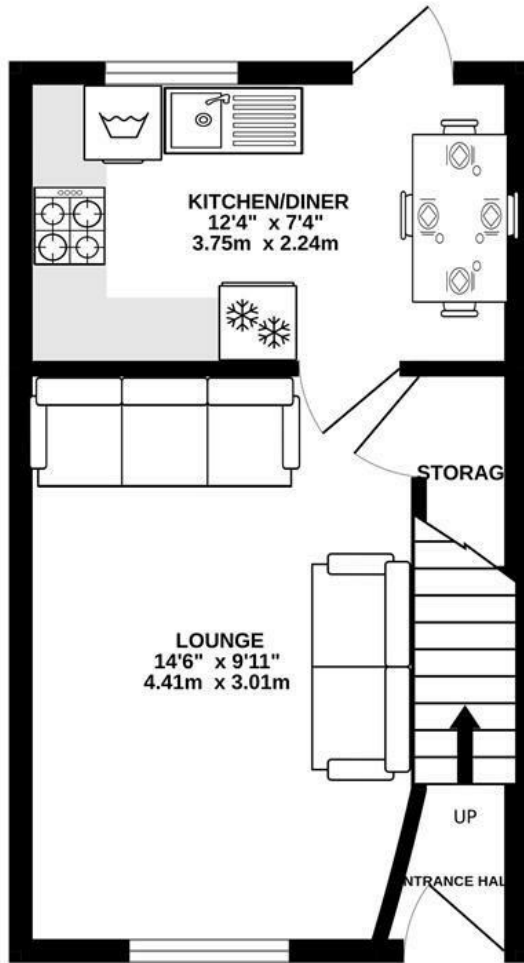




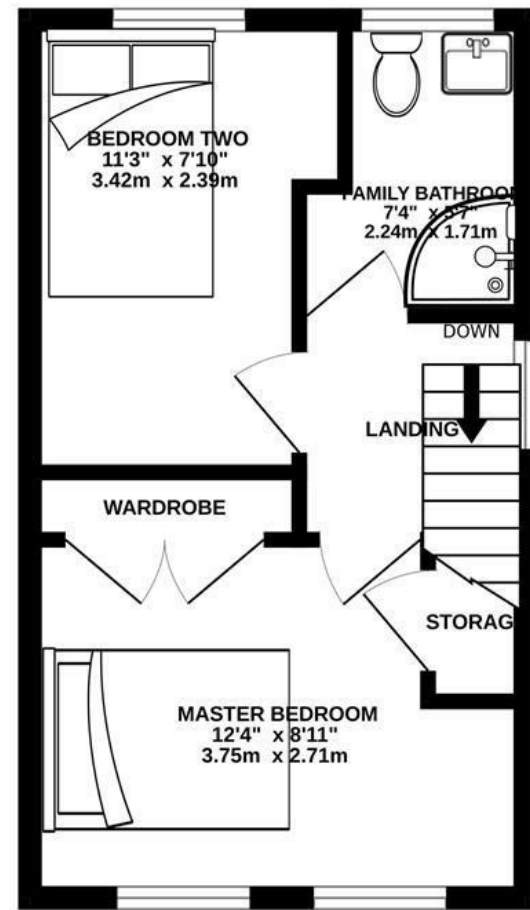




GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



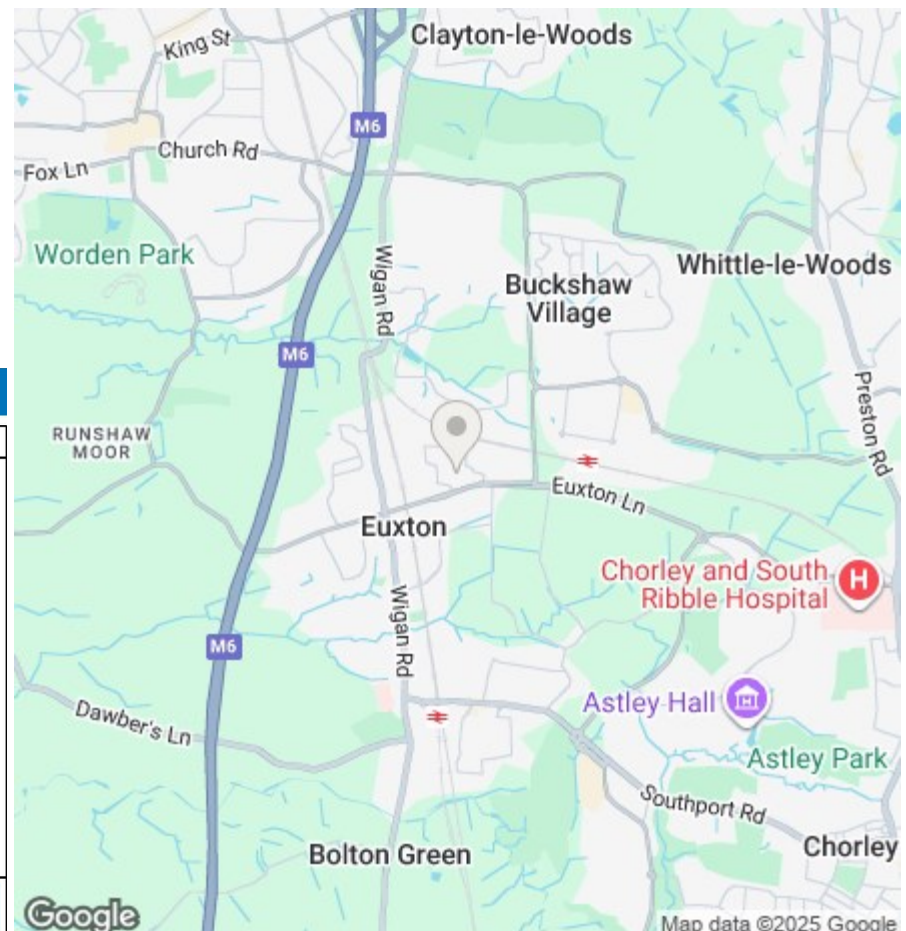
1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 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) <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		
	70	85
<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	