



Stansfield Drive, Euxton, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to bring to market this superbly well presented three-bed detached property in the incredibly popular suburb of Euxton in Chorley. The property is ideally located near to the towns of Leyland and Chorley with a plethora of local schools, supermarkets and amenities within walking distance. There are also fantastic travel links via the nearby Buckshaw Parkway train station and the M6 and M61 motorways. Viewing is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall leading into the spacious lounge with large front-facing window letting ample light into the property. To the rear is an open dining space that overlooks the garden and can create a seamless indoor outdoor transition thanks to the double patio doors. Off from the lounge is the kitchen where you will find integral wall and base units as well as space for other freestanding appliances. Completing the floor is a convenient WC utilizing the space under the stairs.

Moving upstairs, you'll find three well-sized bedrooms with the master benefitting from fitted wardrobes as well as its own private ensuite. A modern three piece family bathroom can also be found on this floor.

Externally, to the front of the property offers a driveway with space for several cars as well as a single car garage with plumbing ideal for storage and freestanding appliances. To the rear there is a low maintenance garden providing an ideal space for outdoor relaxation and socialising. Overall this is an ideal home for buyers looking to live in a desirable and well connected area,

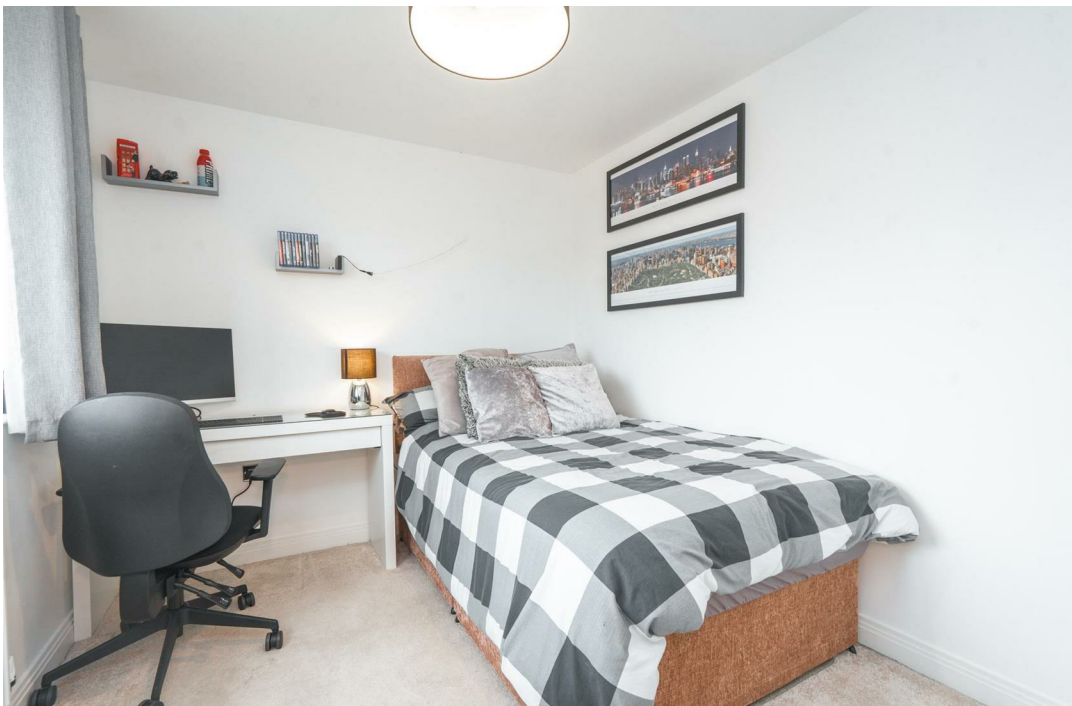




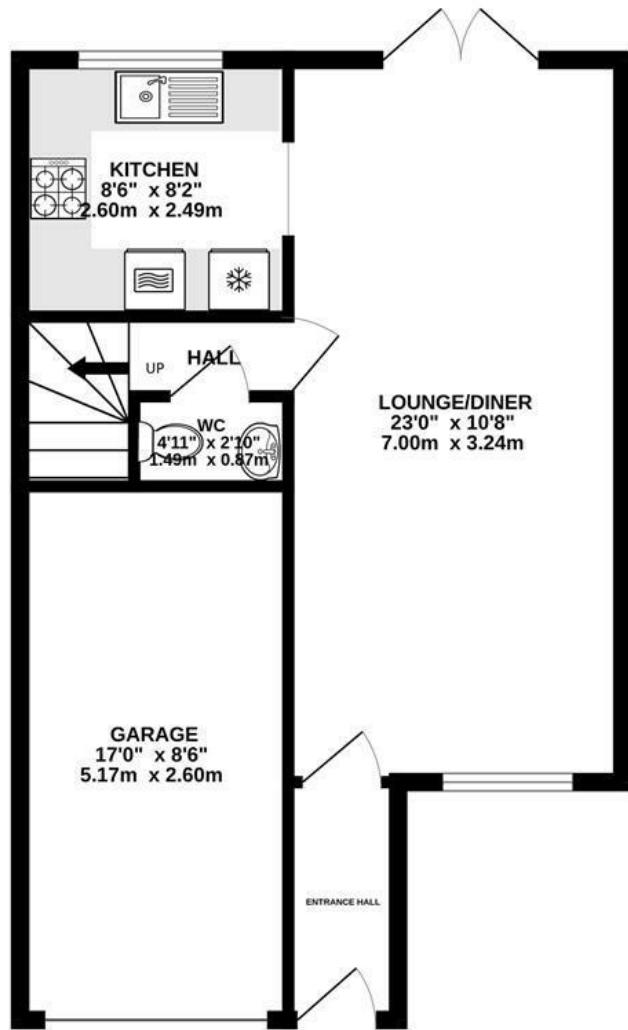




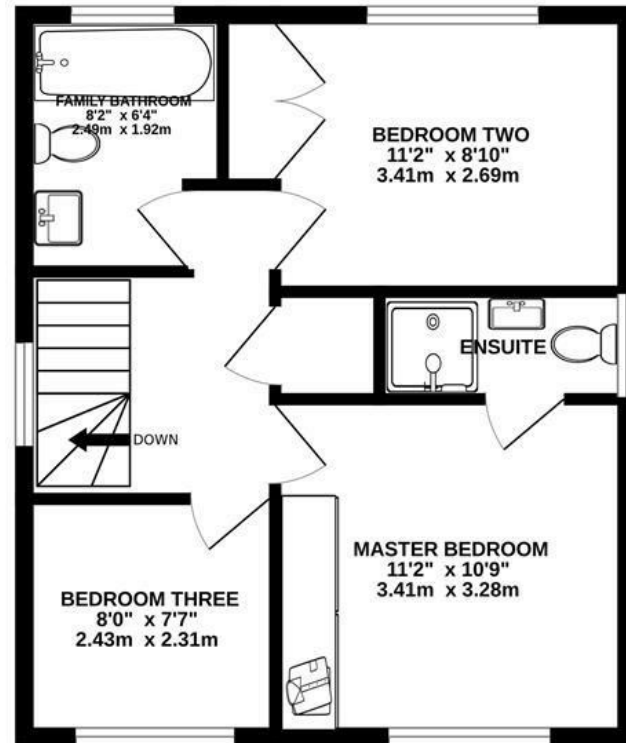




GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 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	87	88
(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 (CO₂) 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	

