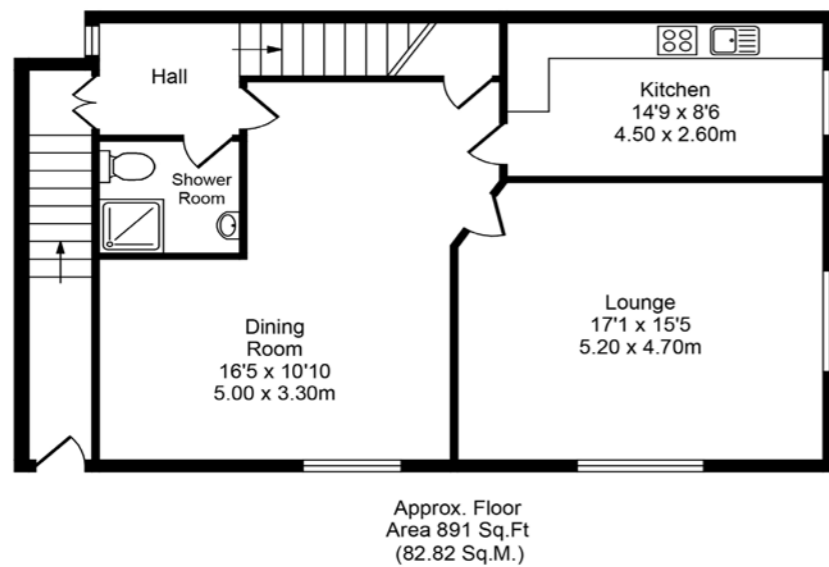
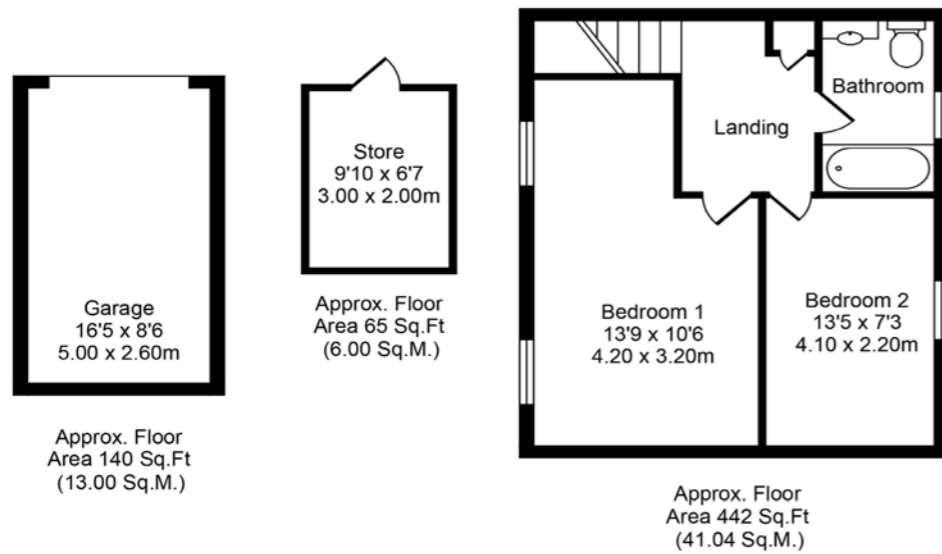




Chorley: 01257 241173
Ormskirk: 01695 570102
Parbold: 01257 442789
Southport: 01704 778668
arnoldandphillips.com

Total Approx. Floor Area 1538 Sq.ft. (142.86 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is
 Council Tax Band:

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This charming sandstone mews is a stunning barn conversion listed as Grade 2, boasting an abundance of character and charm. From the intricate wrought iron gateway to the exposed brick and stone work, as well as the unique windows, this property is truly one-of-a-kind.

Upon entering, you are greeted by an inviting entrance porch leading to a modern shower room. The spacious dining room features a brick built fireplace, leading into a cosy lounge with stunning wood flooring, window seating, and another fireplace as a focal point.

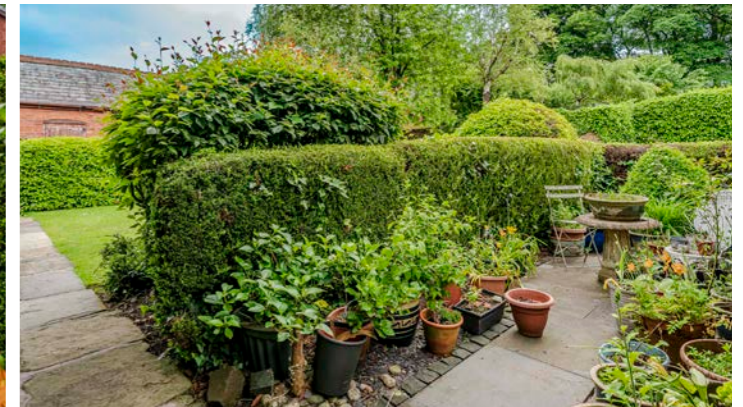
The kitchen is fitted with white painted units that perfectly complement the period property, complete with contrasting worksurfaces and integrated appliances.

Upstairs, two double bedrooms with vaulted ceilings, roof windows, and characterful beams await. The classic white bathroom includes a bath and overhead shower, completing this picturesque retreat.

The property has its own private paved seating area as well as well established communal gardens, a single detached garage and a designated parking space.

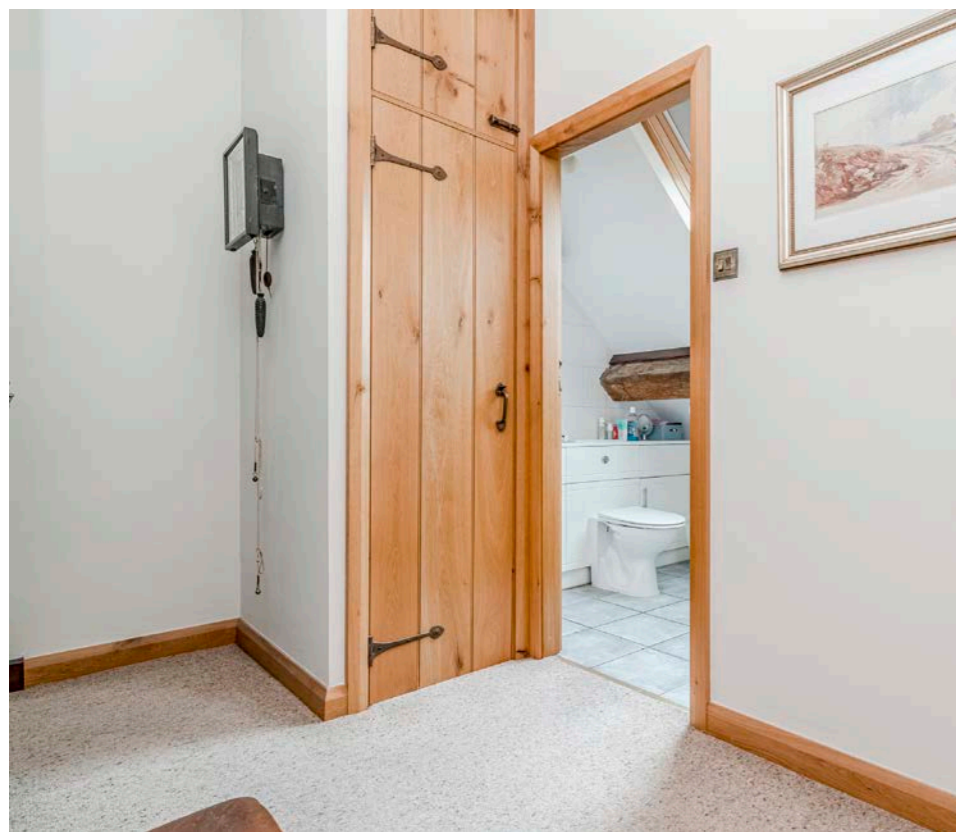
The location is a real highlight, being on the edge of Euxton, and therefore ideally located for scenic countryside walks through Yarrow Valley Park and Astley Park.

Euxton is also just a short drive from the vibrant centre of Chorley, which has an abundance of shops and amenities available locally, as well as excellent schools at all levels. The commuter will be sure to be impressed at the ease one can reach the M6 and M61 motorways, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach, as well as being just a short stroll from Balshaw Lane Railway Station.



The line is indicative of the location only boundaries are subject to confirmation with the deeds





KEY FEATURES

- Charming Sandstone Mews
- Grade 2 Listed
- Two Double Bedrooms
- Circa 1538 Square Feet
- Stunning Features
- Spacious Lounge
- Dining Room
- Detached Garage
- Popular Location







