



Stansfield Drive, Euxton, Chorley

Offers Over £299,995

Ben Rose Estate Agents are thrilled to present this charming three-bedroom detached home, located in the highly desirable village of Euxton. This spacious property makes an excellent family residence, offering ample living space throughout. The home is conveniently situated close to the neighbouring towns of Leyland and Chorley, offering access to exceptional local schools, supermarkets, and various amenities. With fantastic transport links, including Buckshaw Parkway train station and the nearby M6 and M61 motorways, this property ensures easy commuting.

Upon entering the property you are greeted by a welcoming reception hall, which provides access to the main ground-floor rooms. The generous lounge is perfect for relaxation, and a handy downstairs WC is situated just off the hallway. Toward the end of the hall, you'll discover the open-plan kitchen and dining area, which is tastefully designed with stylish integrated wall and base units. The dining area provides ample room for a large family dining table with access to patio doors that open up to the rear garden, inviting natural light and a refreshing outdoor ambiance inside as well as creating a perfect space for entertaining friends and family.

Upstairs, the property boasts three well-proportioned bedrooms, with the master bedroom benefitting from fitted wardrobes and a modern en-suite shower room. The remaining bedrooms share a sleek family bathroom, complete with a three-piece suite and an over-the-bath shower.

Externally, the property offers a tarmac driveway with parking space for two vehicles, leading up to a single detached garage. At the rear, you'll find a generous garden with a neatly maintained lawn, enclosed by tall wooden fencing for enhanced privacy.







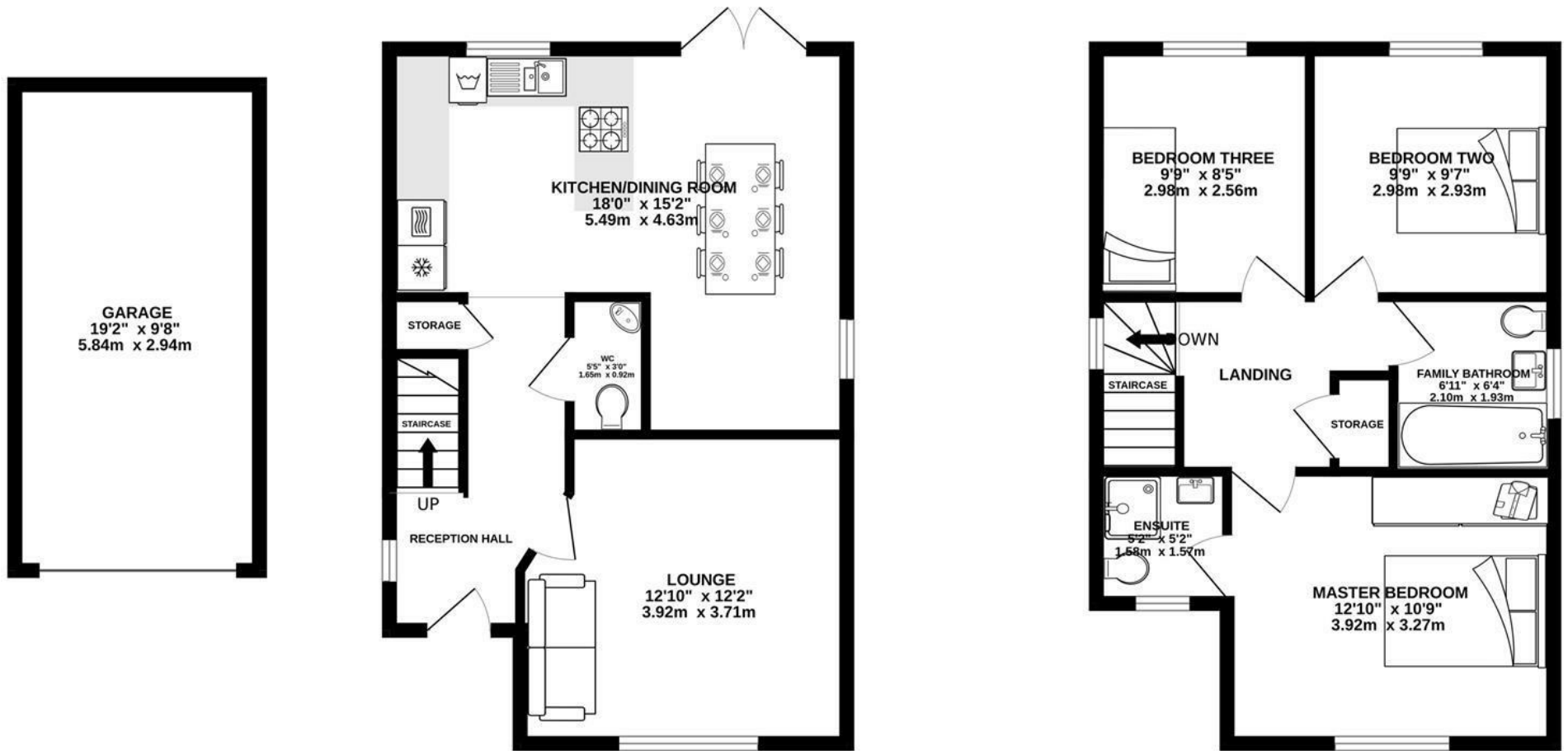






GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

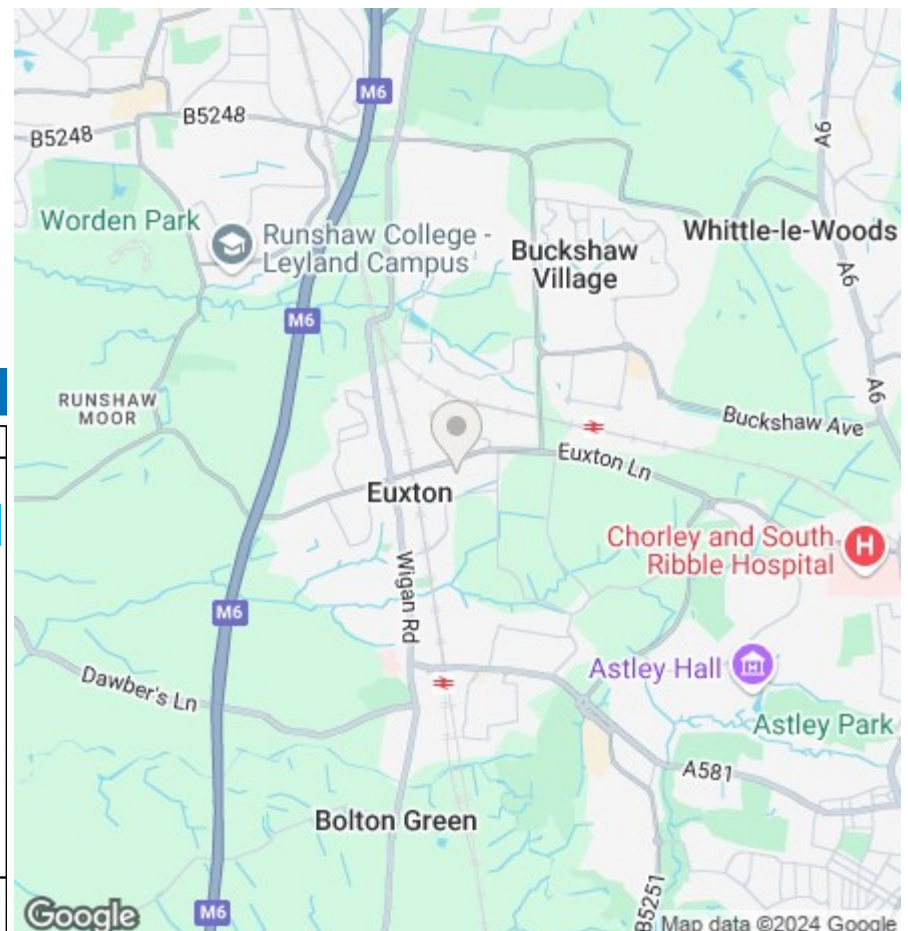


TOTAL FLOOR AREA : 1120 sq.ft. (104.1 sq.m.) approx.

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.
Made with Metropix ©2024



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		88	89
(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		89	91
(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	