



## Mile Stone Meadow, Euxton, Chorley

**Offers Over £349,995**

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached property, situated on a good sized plot within the highly sought-after Mile Stone Meadow estate in Euxton, Lancashire. This immaculately presented home offers a bright, modern feel throughout and is ideal for families seeking spacious living in a desirable location. Euxton provides a wealth of amenities, including well-regarded schools, shops, and restaurants, all within close proximity. The property also benefits from excellent travel links, with easy access to the M6 and M61 motorways and Euxton Balshaw Lane train station, making it perfect for commuters.

Stepping through the front door, you are welcomed by a spacious and inviting hallway that connects most of the ground floor rooms. To the front of the home, the expansive lounge impresses with its tasteful décor and a stunning bay window, which floods the space with natural light. Moving towards the rear, you'll discover the heart of the home—an exquisite kitchen diner perfect for entertaining or family gatherings. The modern kitchen boasts ample built-in storage and integrated appliances, with patio doors framing the dining area, allowing for plenty of light and offering seamless access to the rear garden. Adjacent to the kitchen, a utility room provides additional storage and fittings for a washer and tumble dryer. Completing the ground floor is a convenient downstairs W/C and an under-stair storage cupboard.

On the first floor, the landing leads to three spacious double bedrooms, the master of which is particularly impressive; beautifully decorated and featuring built-in wardrobes and a modern en-suite, complete with a luxurious waterfall shower. An additional bedroom offers versatility; currently set up as a stylish dressing room but could be reconfigured as required for a larger family. A pristine three-piece family bathroom completes the upper level, offering both style and functionality for the whole family.

Externally, the property offers a large driveway with space for multiple vehicles, leading to an integral single garage. The front of the house is framed by attractive greenery, adding to the home's curb appeal.

To the rear of the property, the sizeable garden is a true highlight, featuring a stunning stone-paved patio ideal for outdoor dining and a large, manicured lawn, providing plenty of space for children to play or for relaxation.

Viewing is highly recommended to fully appreciate the size and quality of this stunning family home and the opportunity it presents.



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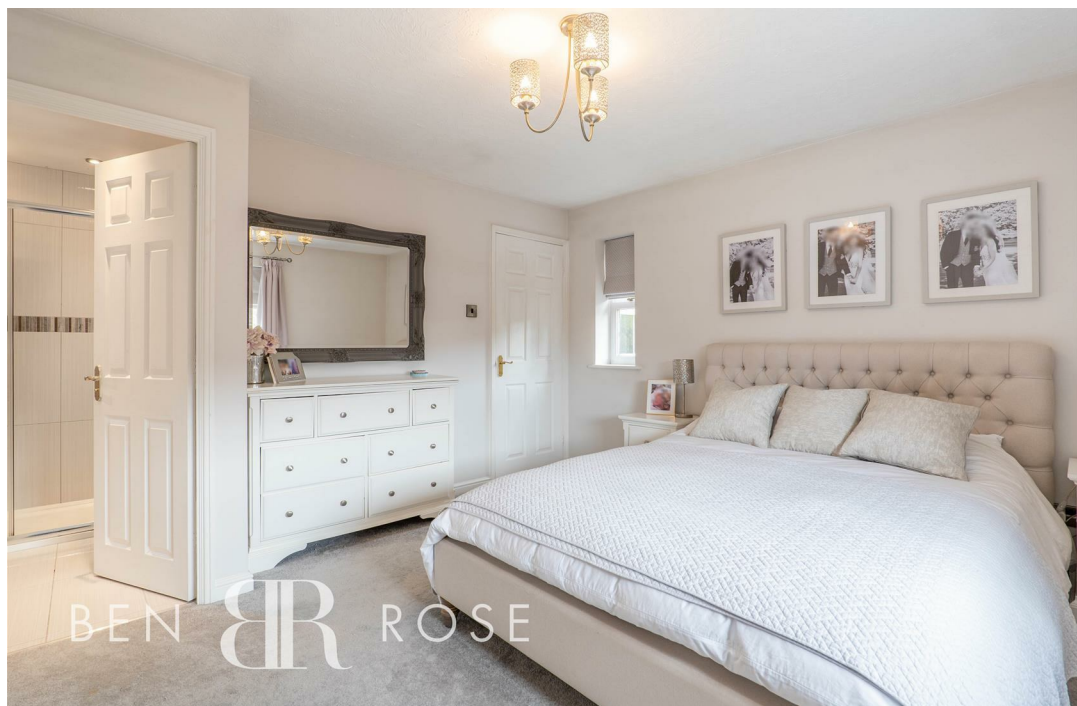
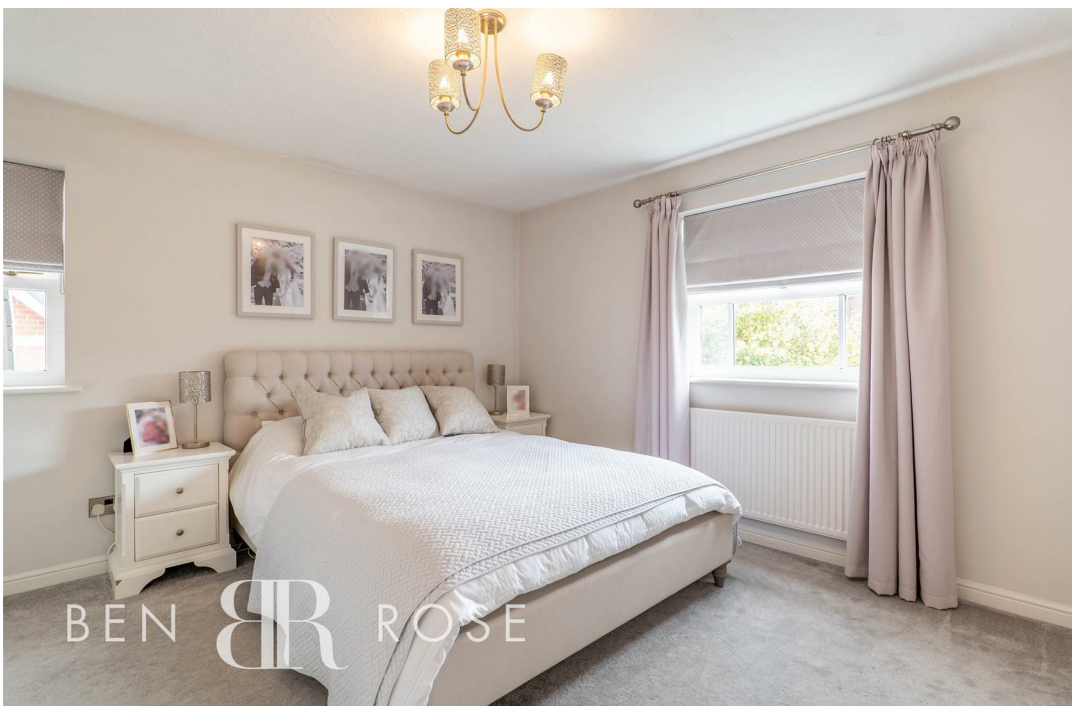


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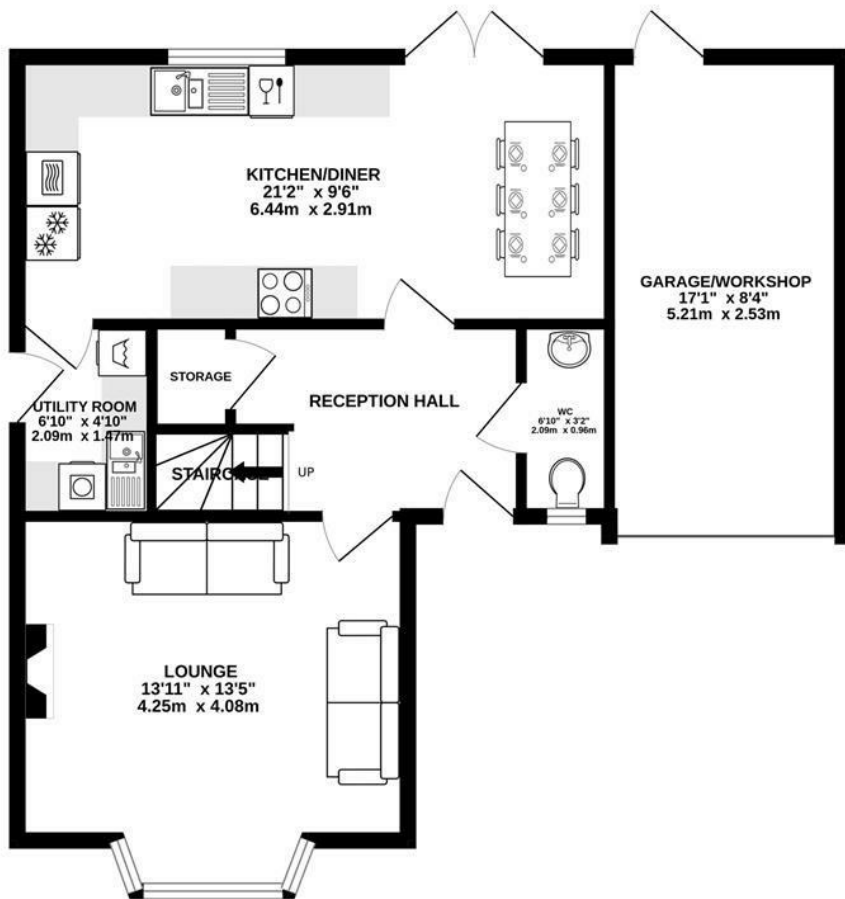




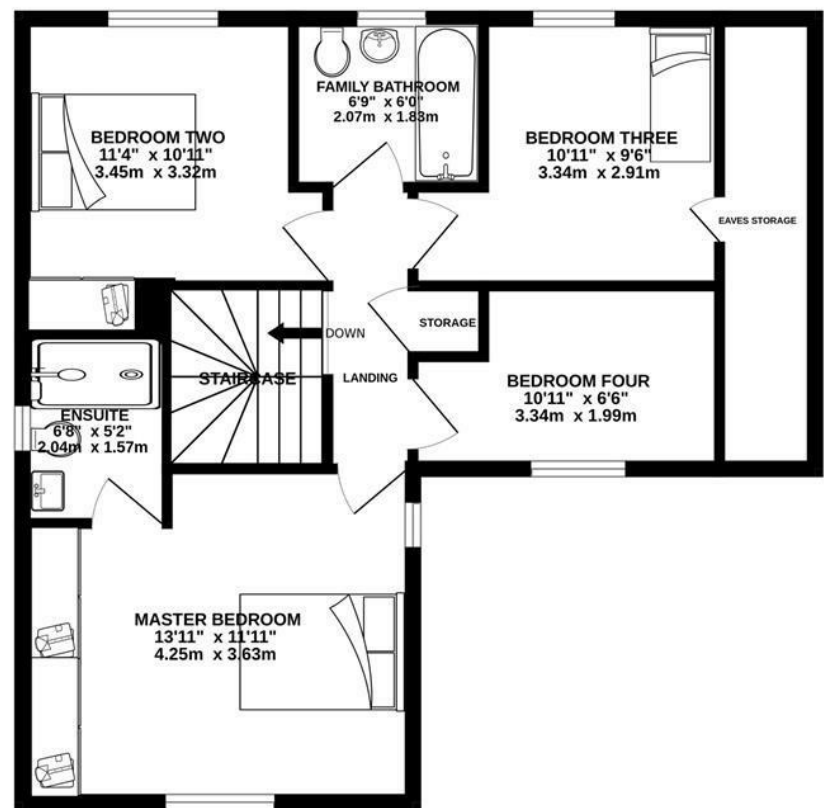




GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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			
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