



Euxton Hall Mews, Euxton, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this gorgeous, two-bedroom apartment set over two floors in a peaceful and quiet area of Euxton. This would be an ideal home for a couple looking for a peaceful lifestyle in the area. The property is ideally placed between both the towns of Leyland and Chorley and is surrounded by superb local schools, shops and amenities. It is also located within walking distance of a church and the local GP. There are fantastic travel links via Euxton train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Entering the house via an impressive staircase with its high ceiling and skylight, you are welcomed by a cosy and warm interior. The house retains all the original wood beams dating back over 100 years old and are a consistent feature throughout the entire house. The entrance hall is home to a shower room as well as the staircase to the first floor. Moving into the house you will find the cosy dining room featuring one of the two beautiful circular windows, as well as a skylight keeping the house filled with pockets of natural light. Adjacent is the spacious lounge with a feature electric fireplace, making the ideal space for relaxation and socialising. Finishing this floor is the kitchen with fitted amenities and ample worktop space as well as room for hidden freestanding units.

Moving upstairs you will find the two double bedrooms, both housing large skylights keeping the rooms bright and airy. The master bedroom features a recess that functions as a walk in wardrobe / closet area, perfect for organisation and storage solutions. Completing the first floor is the three piece family bathroom.

Externally the property comes with its own garden area as well as a shared communal garden that captures plenty of sun throughout the day. The house also comes with a private parking spot and garage just to the side of the home, as well as another larger storage unit next to the gardens.

Overall this house is bursting with character and charm and would make a wonderful home for anyone looking to move to the area.

















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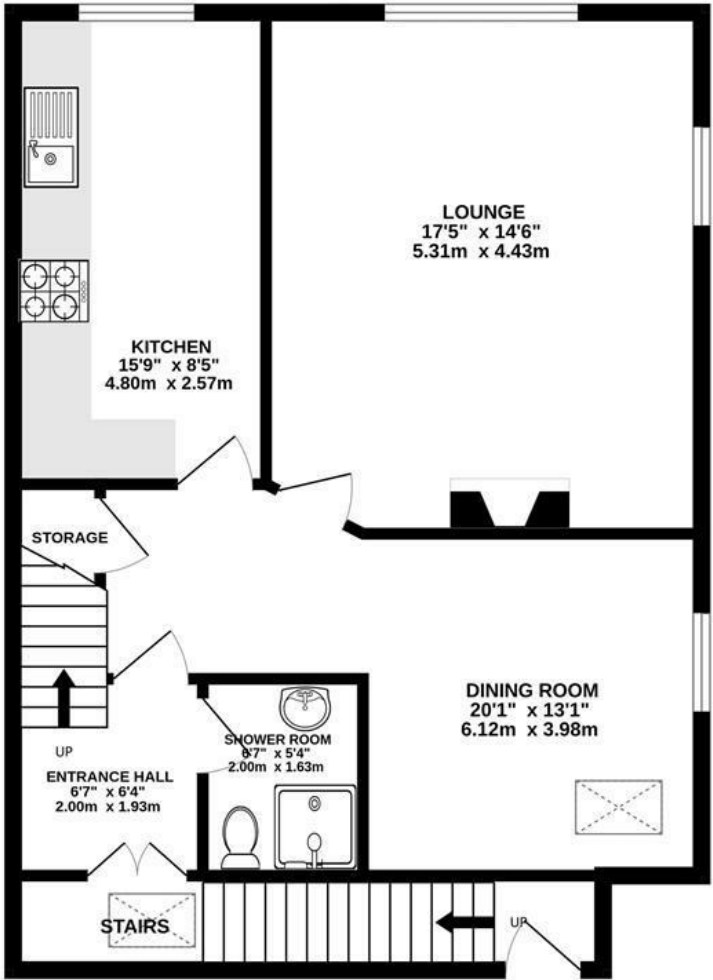
BEN  ROSE



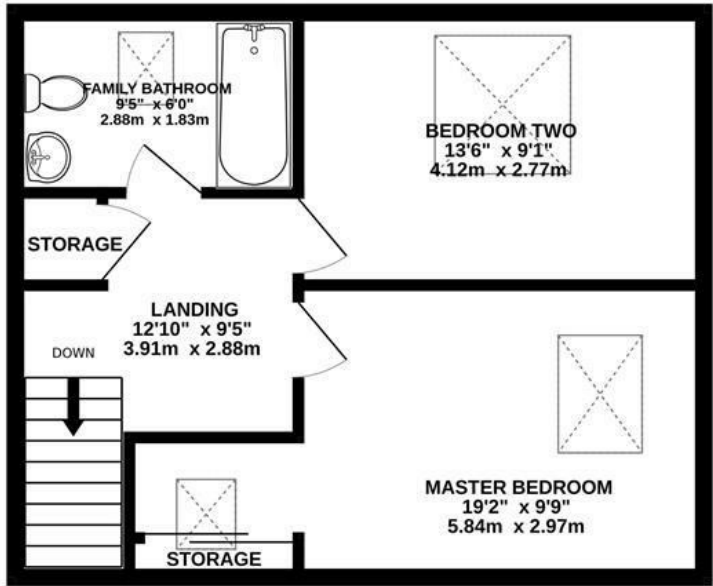


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GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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) A | | |
| (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 | | |
| (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 | |

