



Gleneagles Drive, Euxton, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, situated in the highly sought-after area of Euxton, Lancashire. This spacious and versatile property offers ideal family living and is set within a quiet residential area known for its community feel and excellent local amenities. Families will appreciate the proximity to highly regarded schools, lovely parks, and a variety of shops and eateries. The property also benefits from fantastic travel connections, with Euxton Balshaw Lane and Buckshaw Parkway train stations nearby, offering direct links to Manchester, Preston and beyond. For drivers, easy access to the M6 and M61 motorways makes commuting effortless.

As you enter through the welcoming entrance hall, you're immediately greeted by a sense of space and light. To the front of the home is a generous lounge area – perfect for family relaxation or entertaining guests. The modern open-plan kitchen/diner sits to the rear. The ground floor also houses a WC, practical storage areas, and a generously sized third bedroom complete with its own ensuite – ideal for guests, older children, or even a home office.

Heading upstairs, you'll find three further well-proportioned bedrooms, each offering comfort and flexibility for a growing family. The master bedroom boasts its own ensuite for added privacy, while the additional family bathroom is fitted with a stylish three-piece suite – perfect for busy mornings or evening wind-downs.

Externally, the home features a private driveway with space for up to two vehicles, along with a neatly maintained front garden that adds kerb appeal. To the rear, a secluded garden provides a safe and peaceful outdoor space for children to play or for hosting family BBQs, complete with a patio and lawn area. This lovely family home effortlessly combines space, comfort, and location – making it the perfect next step for any growing family.







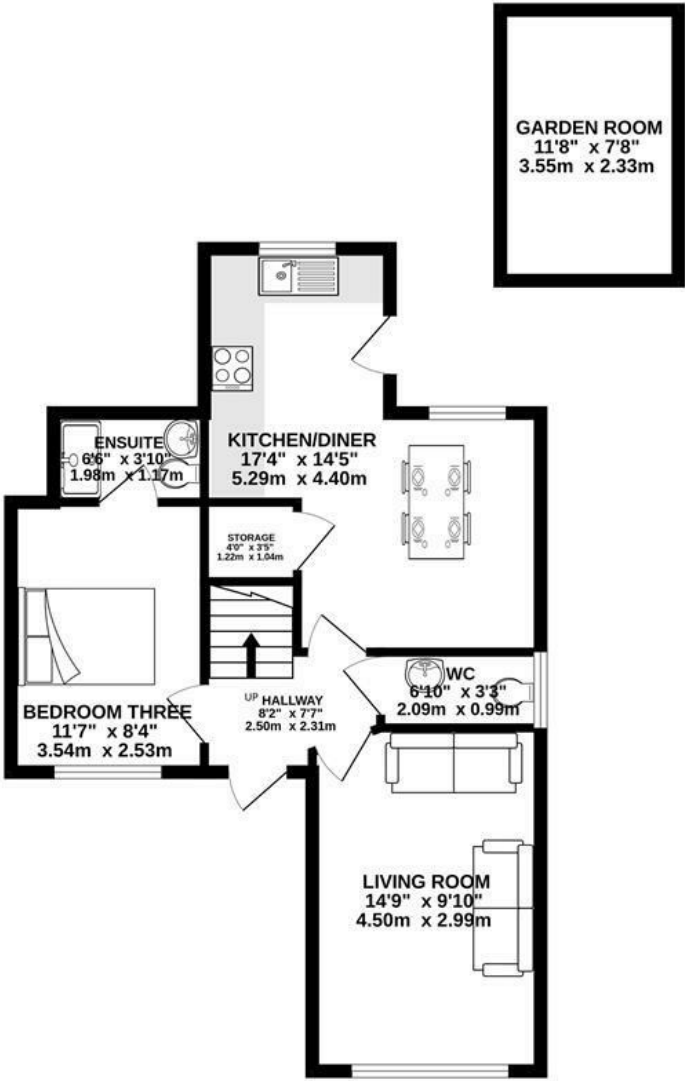




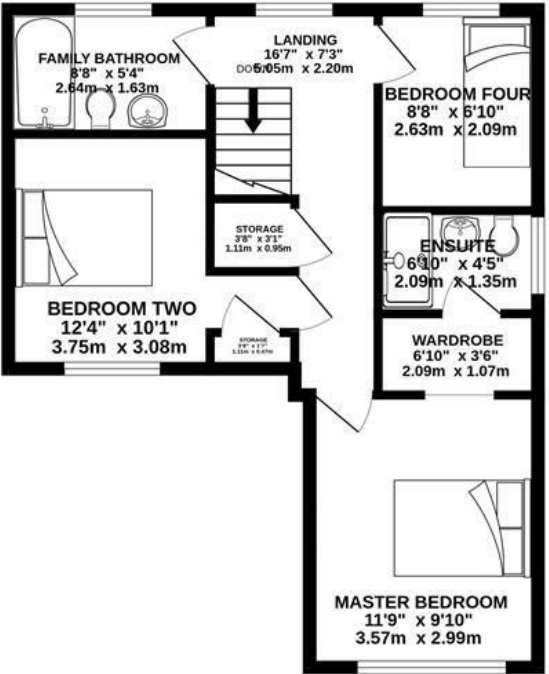


BEN ROSE

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.7 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	72	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	84
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		