



## Shaw Green Crescent, Euxton, Chorley

Offers Over £389,995

Ben Rose Estate Agents are pleased to present to market this immaculately presented three bedroom detached property, situated on a desirable corner plot in the sought-after village of Euxton, Lancashire. This beautiful family home has been finished to a high standard throughout, offering modern, stylish living spaces that are ready to move straight into. Positioned within easy reach of excellent local amenities, the property benefits from nearby supermarkets, well-regarded schools, and leisure facilities, making it ideal for growing families. Euxton is well connected, with Buckshaw Parkway train station just a short drive away providing direct links to Manchester, Preston and beyond, while convenient access to the M6 and M61 motorways ensures excellent travel connectivity.

Upon entering the home, you are welcomed into the entrance hall, where the convenient WC is located before opening into the impressive main reception hall. Here, a stunning staircase creates a focal point, while high specification laminate flooring flows seamlessly throughout the ground floor and continues upstairs, enhancing the sense of quality throughout. To the right-hand side, you'll find the newly installed open plan kitchen and dining area, a bright and sociable space featuring dual windows and a charming bay window that fills the room with natural light. The kitchen is fitted with integrated appliances and offers ample workspace, making it ideal for both everyday family life and entertaining. Just off the kitchen is a practical utility room, providing additional storage and direct access to the driveway. To the opposite side of the home is the spacious lounge, a welcoming retreat that enjoys French doors opening out to the garden, creating a perfect indoor-outdoor flow.

Moving to the first floor, the property continues to impress with an open landing leading to three generously sized double bedrooms. The master bedroom benefits from its own private dressing room, as well as a modern en-suite shower room, creating a luxurious and private space for homeowners. Bedrooms two and three are both well-proportioned and include fitted wardrobes, offering excellent storage solutions. Completing the first floor is a contemporary three piece family bathroom, fitted with an over-the-bath shower and finished to a modern standard. The home also has a boarded loft for added convenience.

Externally, the property occupies a prominent corner plot, enhancing both privacy and outdoor space. To the front is a neatly maintained lawned garden, adding to the home's kerb appeal. To the rear, a driveway provides off-road parking for up to two vehicles and leads to a single detached garage, that also has a boarded loft above offering further storage options. The South facing side garden has been thoughtfully and professionally landscaped, enclosed by a distinctive curved brick wall to create a private and secure outdoor haven. Featuring a pleasant seating area that flows onto a well-kept lawn, this space is perfect for relaxing or entertaining guests. This is a superb opportunity to acquire a beautifully presented family home in a highly desirable location.















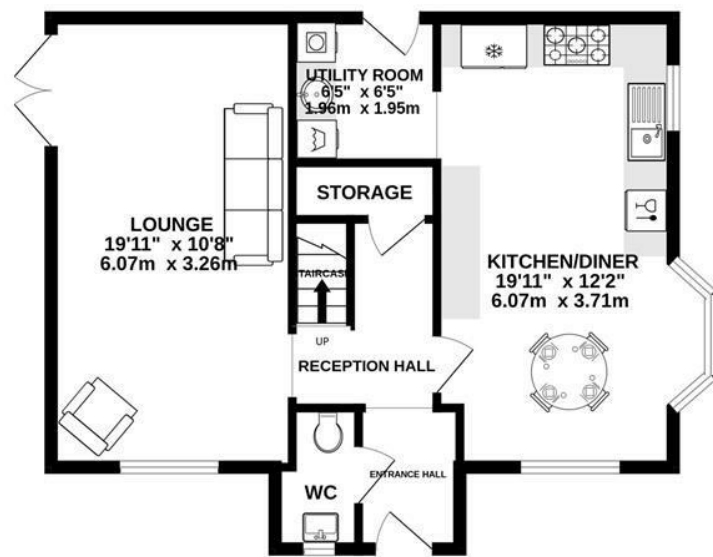
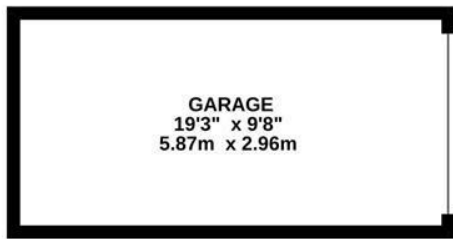




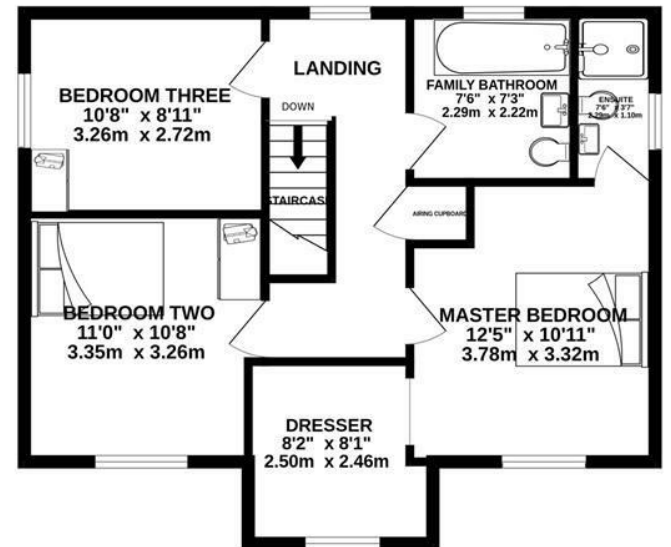


# BEN ROSE

GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.6 sq.m.) approx.

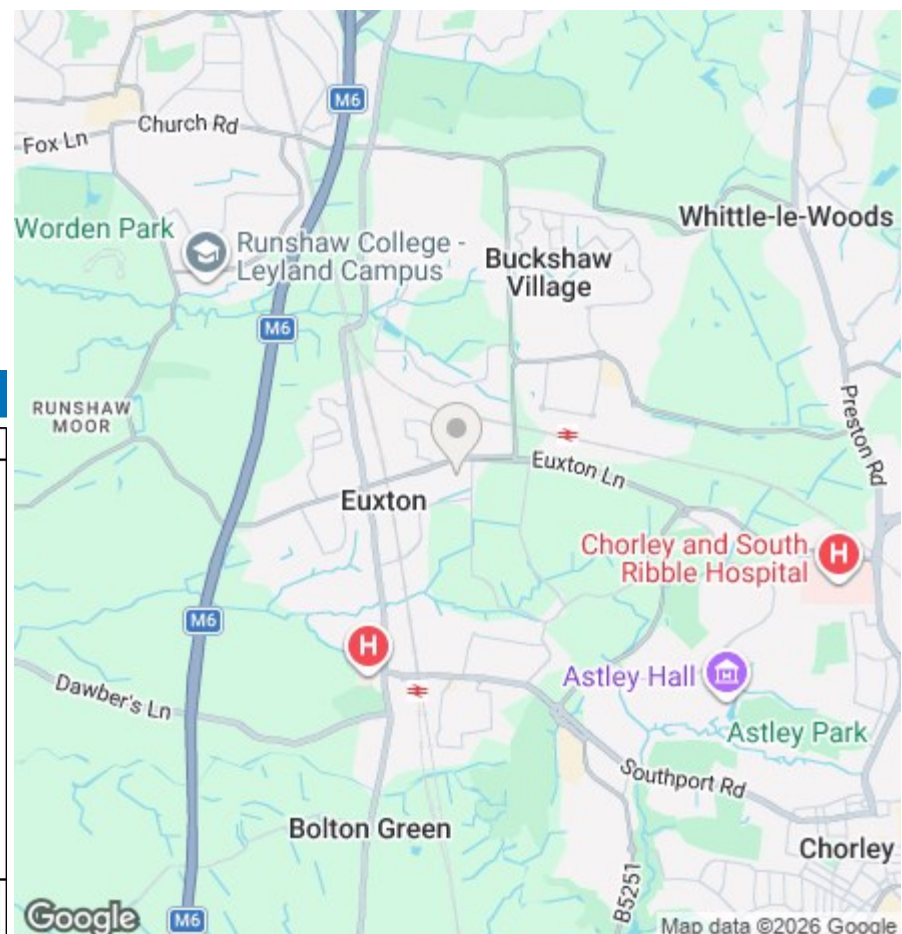


TOTAL FLOOR AREA : 1362 sq.ft. (126.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>89</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 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	