



## **Mile Stone Meadow, Euxton, Chorley**

**Offers Over £309,995**

Ben Rose Estate Agents are delighted to present to market this spacious four-bedroom detached property, situated in the highly sought-after area of Euxton, Chorley. Set on an corner plot, this home is ideal for families, offering comfortable and practical living space throughout. The property is conveniently located within commuting distance of all major Northwest towns and cities via the M6 and M61 motorways and is just a short distance from Chorley Town Centre, as well as nearby train and bus stations. Early viewing is highly recommended to avoid disappointment.

As you step into the property, you are welcomed by an inviting entrance hallway, where the stairs to the upper level are located. To the right, you'll find a spacious lounge featuring a fireplace, access to understairs storage, and a large front-facing window that fills the room with natural light. The lounge flows seamlessly into the dining room, which offers ample space for a family dining table and provides access to the rear garden through double patio doors.

Returning through the lounge, you'll discover the modern fitted kitchen, complete with sleek wall and base units, an integrated oven, hob, and dishwasher, as well as a convenient breakfast bar. Adjacent to the kitchen is the utility room, offering additional space for freestanding appliances. A convenient WC completes the ground floor.

Externally, the front of the property features a driveway providing off-road parking, leading to a single attached garage. To the rear, there is a generously sized garden, primarily laid to lawn, with a flagged patio area—ideal for placing garden furniture and enjoying outdoor living.

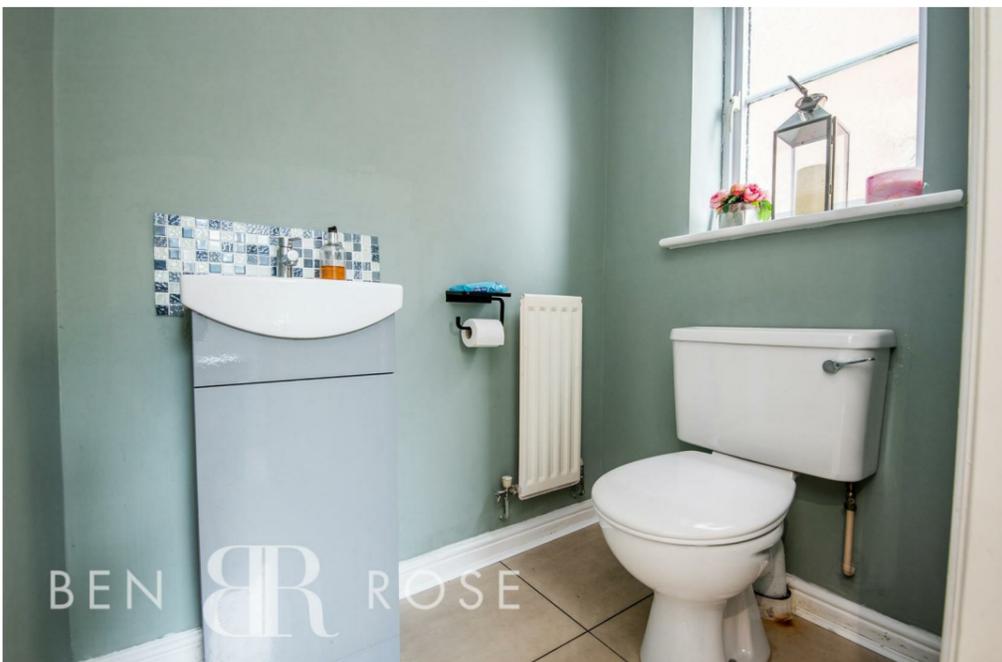


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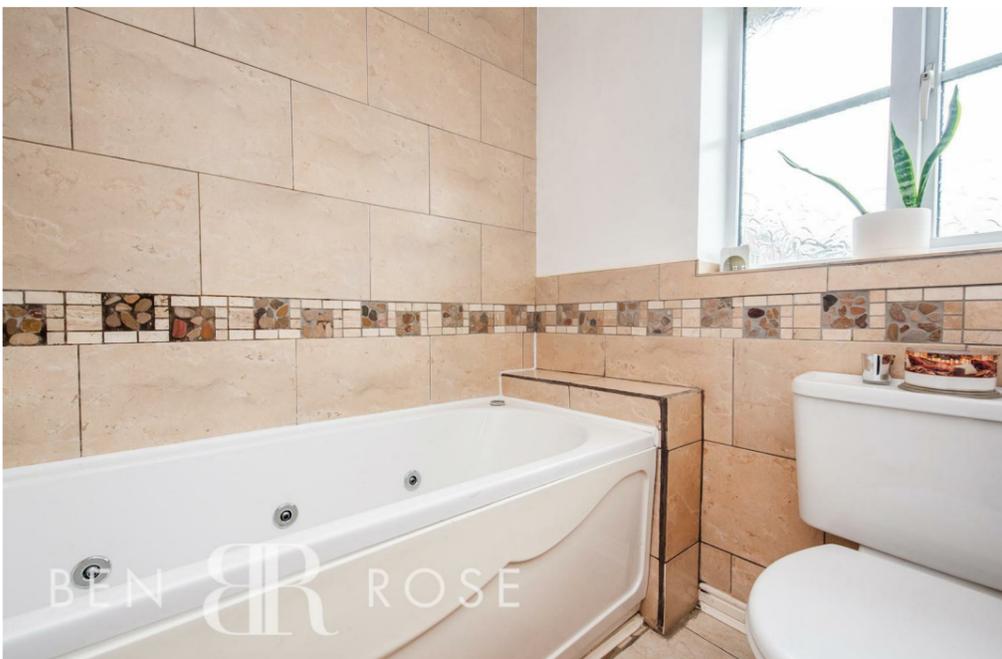
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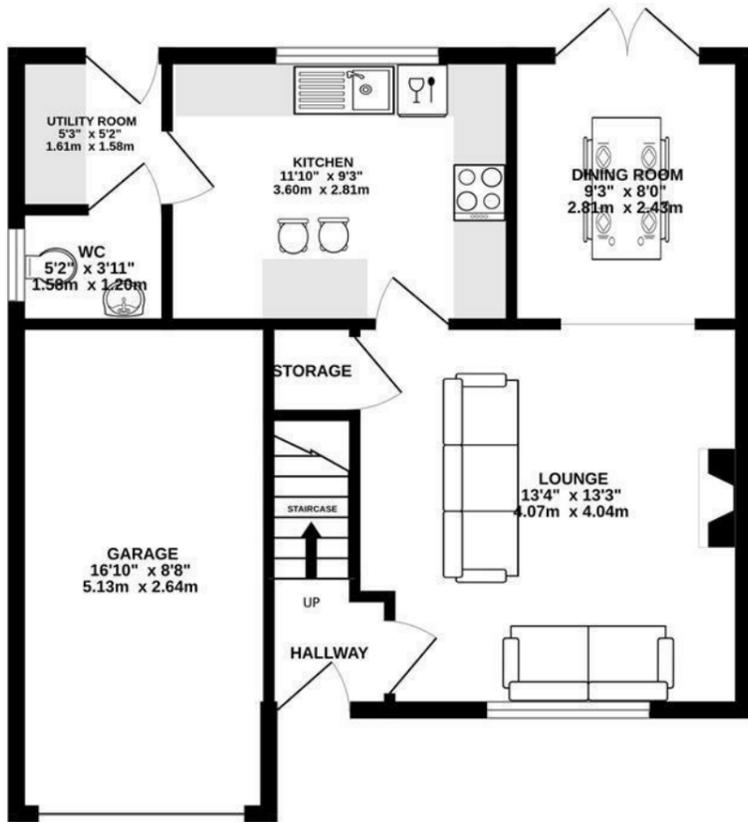




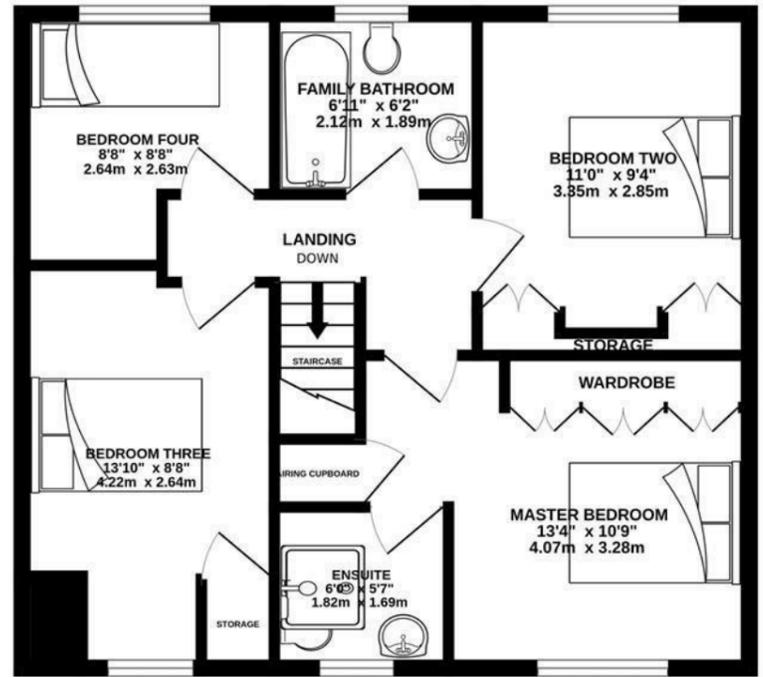




GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.

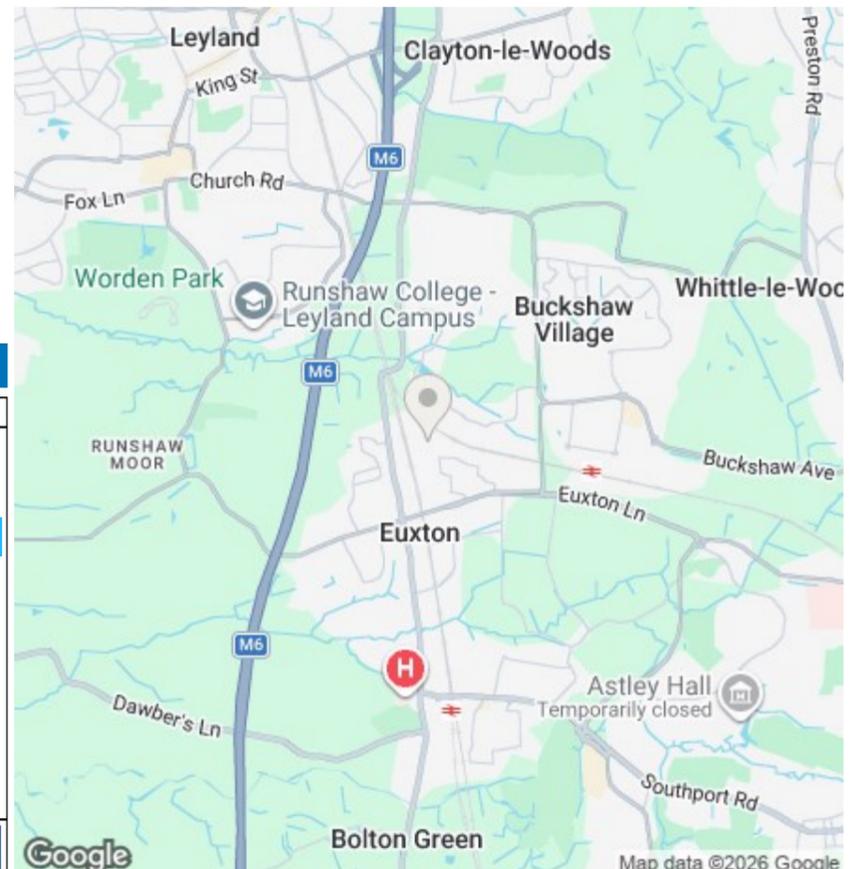


TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

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>		
(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	
		<b>71</b>
		<b>83</b>

### 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	
		<b>59</b>
		<b>82</b>