

# GUILDHALL

SALES & LETTINGS



## 25 Limes Avenue

Euxton, Chorley, PR7 6BJ

Offers In The Region Of £299,950

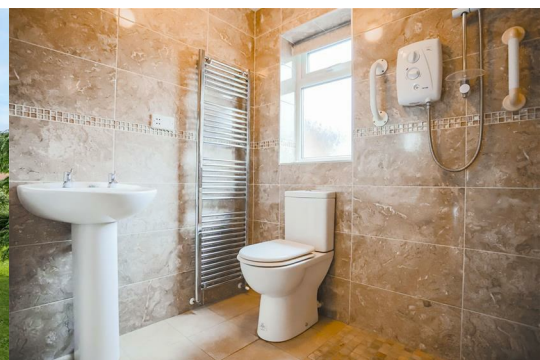


A DECEPTIVELY SPACIOUS THREE-BEDROOM DETACHED TRUE BUNGALOW

Commanding a generous, enviable plot in the heart of a popular area of Euxton, this three-bedroom, detached true bungalow is being welcomed to the property market. The property is perfectly suited for a small family or couple looking for a spacious property they can put their personal stamp on to make it their dream family home with off-road parking, generous gardens and superb sized living accommodation.

The property comprises briefly: entrance to the hallway with doors leading to two spacious reception rooms. The second reception room is open to a contemporary fitted kitchen which leads to a conservatory/utility room. The two reception rooms both provide access to the inner hall which has doors leading to three bedrooms, a boiler closet, linen closet, and a three-piece bathroom suite. The master bedroom features an ensuite wetroom. Externally the property boasts a fantastic sized laid to lawn rear garden with enclosing hedges, paved patio and bedding areas. The front of the property offers off-road parking for numerous vehicles leading to an integral garage.

For further information, or to arrange a viewing, please contact our Guildhall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @guildhall\_ea and Facebook @guildhallEA





## Ground Floor

### Hall 7'10" x 5'6" (2.41m x 1.70m)

Central heating radiator, door to reception room one and two.

### Reception Room Two 18'0" x 9'1" (5.49m x 2.79m)

Central heating radiator, picture shelf, door to inner hall. open to kitchen, hardwood single glazed window.

### Kitchen 9'6" x 7'10" (2.90m x 2.41m)

Three UPVC double glazed windows, high gloss wall and base units, laminate worktops, oven on a high rise unit with four ring gas hob, extractor hood, tiled splash backs, one and a half stainless steel sink with drainer and mixer tap, vinyl floor, UPVC double glazed door to conservatory/utility room.

### Conservatory 14'9" x 7'10" (4.52m x 2.41m )

UPVC double glazed sloped poly carbonate roof, plumbing for washing machine, plumbing for dishwasher, vented dryer, space for fridge/freezer, UPVC double glazed door to rear.

### Reception Room One 15'1" x 14'11" (4.62m x 4.57m )

UPVC double glazed window, central heating radiator, television point, radiant fire, door to inner hall.

## Inner Hall

Loft access, smoke alarm, reception room two, closet boiler, linen closet, three bedrooms and bathroom.

### Bathroom 10'0" x 5'1" (3.07m x 1.57m )

UPVC double glazed frosted window, central heating towel rail, low basin WC, panel bath with traditional taps, panel bath with mixer tap, overhead main feed shower, full tile elevations, vinyl floor, extractor fan, fitted storage.

### Bedroom Two 12'0" x 8'9" (3.68m x 2.69m )

UPVC double glazed window, central heating radiator.

### Bedroom Three 12'0" x 8'5" (3.66m x 2.59m )

UPVC double glazed window, central heating radiator, coving.

### Bedroom One 14'7" x 12'0" (4.45m x 3.66m)

UPVC double glazed french doors to rear, central heating radiator, coving, door to en suite.

### Wet Room 6'0" x 5'1" (1.83m x 1.57m )

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with traditional tap, full tile elevations, electric feed shower, extractor fan, tile effect floor, access to the rear.

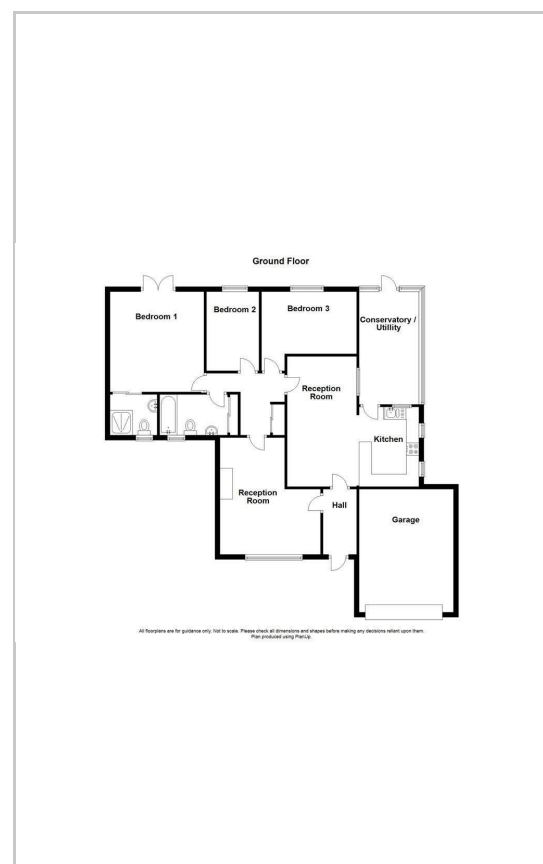
## Externally

Laid to lawn garden with paved patio, bedding areas.

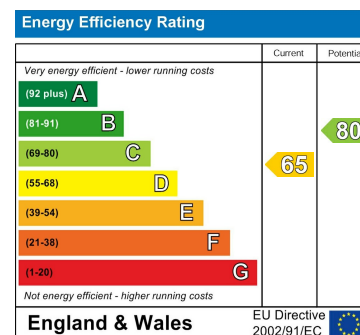
## Area Map



## Floor Plans



## Energy Efficiency Graph



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