

# GUILDHALL

SALES & LETTINGS



## 6 Houghton Close

, Euxton, PR7 6QN

Offers Over £400,000



Welcome to Houghton Close in Euxton - Situated in a charming location, this beautiful detached 4-bedroom family home is not one to be missed.

With enough space to suit all your needs, this house provides a bright and welcoming atmosphere that will make you feel right at home. Whether you're looking to relax with your loved ones or entertain guests, this property has it all.

The property also features a south facing rear garden and private off-road parking for two vehicles for added convenience.

The property comprises briefly; entrance into a welcoming hallway that has doors to the reception room, integral garage, downstairs WC, living/room kitchen diner and staircase to the first floor. The kitchen/diner is modern throughout, has integral appliances, and also has a door out to the rear garden and another to the utility room. The first floor landing houses doors on to four generously sized bedrooms, two with inbuilt wardrobes and the main benefiting from an en suite. The fourth bedroom is currently being used as a study. There is also access to a three piece family bathroom with a full length mirror.



### Entrance Hallway

Wood effect composite front door, UPVC double glazed frosted glass window, smoke detector, central heating radiator, doors to living room, garage downstairs w/c and kitchen/diner. Weathered oak wood effect antico flooring

### Reception Room 17'11" x 10'9" (5.48m x 3.29m)

UPVC double glazed bay window, central heated radiator, neutral carpeted flooring

### Kitchen/Dining Room 26'6" x 10'5" (8.08m x 3.18m)

UPVC double glazed windows, UPVC double glazed french doors, central heated radiator, wall and floor laminate cabinets, stainless steel sink bowl and half inset mixer tap, four burner gas hob, extractor fan, integrated double oven, integrated dishwasher, integrated fridge/freezer, antico weathered grey flooring, grey granite worktop, LED spotlights

### Downstairs W/C

Central heating radiator, dual flush plate hidden system toilet, pedestal wash basin with a mixer tap, partially tiled, extractor fan, weathered oak antico flooring

### Utility

Composite door with double glazed frosted window leading externally, central heated radiator, wall and floor laminate cabinets, single bowl and drainer stainless steel sink with a mixer tap, plumbing for washing machine and tumbler dryer, grey stone effect chipboard counter top

### Garage/Store Room

Storage room has a door leading to the garage, combi boiler

### First Floor

#### Hallway

Access to the loft, smoke detector, doors leading to storage cupboard, family bathroom and bedrooms one to four

### Bedroom One 17'9" x 10'9" (5.42m x 3.29m)

UPVC double glazed window, central heated radiator, laminate fitted wardrobes, door leading to ensuite

### Ensuite

UPVC double glaze frosted glass window, central heated towel rail, dual flush plate hidden system toilet, wall hung pedestal basin with mixer tap, shower enclosure fully tiled direct feed shower, bifold glass door, LED spotlights, extractor fan, vinyl tiled flooring., door leading to storage cupboard, partially tiled walls

### Bedroom Two 10'7" x 11'1" (3.25m x 3.39m)

UPVC double glazed window, central heated radiator, fitted wardrobe with mirrored sliding doors

### Bedroom Three 13'7" x 8'5" (4.15m x 2.57m)

UPVC double glazed window, central heated radiator

### Bedroom Four 12'3" x 8'5" (3.74m x 2.57m)

UPVC double glazed window, central heated radiator,

### Family Bathroom

UPVC double glazed frosted window, central heated towel rail, fitted full length mirror, dual flush plate hidden system toilet, wall hung semi pedestal wash basin with a mixer tap, dual control bath filler and direct feed shower, partially tiled walls, LED spotlights, extractor fan, vinyl tiled flooring.

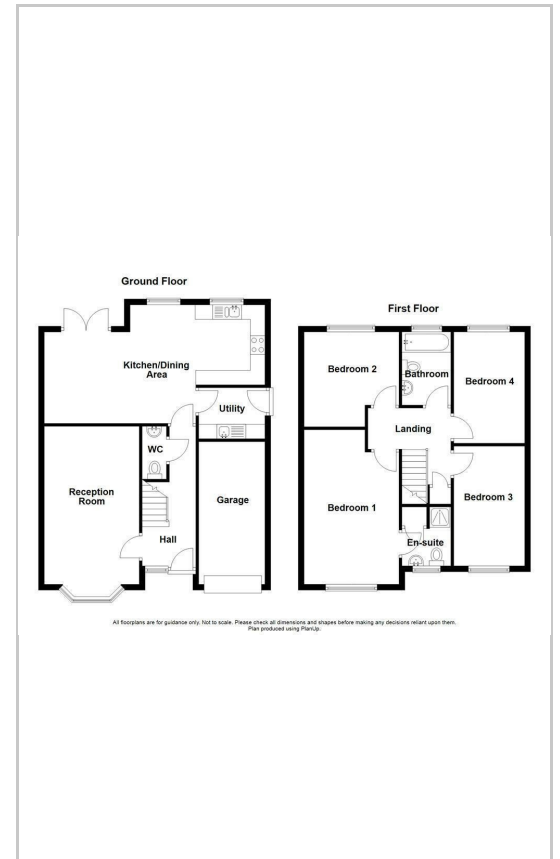
### Garden

Grey Indian stone paved patio, wooden built flowerbeds, slate chipping around borders, laid to lawn grass, small allotment, seating area with wooden pergola to the rear of the garden

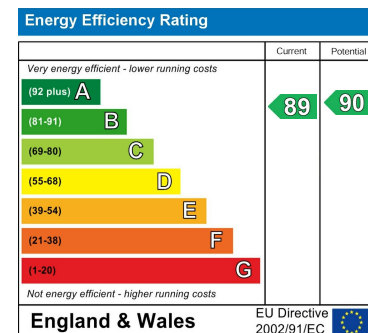
## Area Map



## Floor Plans



## Energy Efficiency Graph



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