

GUILDHALL

SALES & LETTINGS



28 Firbank

, Euxton, PR7 6HP

Offers Over £450,000



A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME WITH EXTENSIVE GARDENS

Guildhall are delighted to bring to the market this immaculate four bedroom detached home on a tranquil and sought after estate in Euxton. Sat on an enviable plot with plenty of living space and beautiful gardens to the rear, this property would be perfect for a family looking for their forever home. The property offers two reception rooms, four bedrooms with the study also being a potential fifth bedroom, beautiful kitchen with breakfast bar and views of the extensive gardens and a detached garage. Situated closely to all local amenities, schools and major commuter towards Preston, Bolton and Manchester. This beautiful home is truly not one to be missed!

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with doors on to the living room, kitchen, study, downstairs WC and stairs leading to the first floor. The reception room has open access to the dining room that has sliding doors out to the garden and wraps back round to the kitchen. To the first floor is a landing comprising of four spacious bedrooms, a three piece family bathroom suite and an airing cupboard. The main bedroom has an en suite shower room. Externally the property boasts an extensive laid to lawn rear garden with trees, bedding areas, vegetable patch and a paved patio. The front of the



Ground Floor

Entrance Hallway 14'9" x 6'3" (4.52m x 1.93m)

UPVC entrance door, UPVC double glazed window, central heating radiator, stairs to the first floor and doors to study, WC, kitchen and reception room one.

Study 9'4" x 8'7" (2.87m x 2.64m)

UPVC double glazed window, UPVC double glazed frosted window and central heating radiator.

WC 8'7" x 4'5" (2.64m x 1.35m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin and tiled elevations.

Reception Room One 18'4" x 13'6" (5.61m x 4.14m)

Two UPVC double glazed windows, two central heating radiators, gas fire with tiled hearth, television point, two feature wall lights, coving and open to reception room two.

Reception Room Two 11'6" x 8'11" (3.51m x 2.74m)

Central heating radiator, coving, door to the kitchen and UPVC double glazed sliding doors to the rear.

Kitchen 15'1" x 11'5" (4.62m x 3.48m)

UPVC double glazed window, central heating radiator, range of wood panelled wall and base units with laminate surfaces, breakfast bar, space for cooker, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher and fridge, plumbing for washing machine, boiler, laminate flooring, door to storage and UPVC door to the rear.

First Floor

Landing 15'7" x 6'5" (4.75m x 1.98m)

UPVC double glazed window, central heating radiator and doors to four bedrooms, bathroom and airing cupboard.

Bedroom One 14'9" x 10'5" (4.50m x 3.18m)

UPVC double glazed window, central heating radiator and door to the en suite.

En Suite 7'8" x 5'8" (2.34m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, corner electric feed shower unit, shaver point, tiled elevations and laminate flooring.

Bedroom Two 12'4" x 11'8" (3.76m x 3.58m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three 11'8" x 10'9" (3.56m x 3.28m)

UPVC double glazed window and central heating radiator.

Bedroom Four 8'3" x 7'8" (2.54m x 2.36m)

UPVC double glazed window, central heating radiator and fitted storage.

Bathroom 7'8" x 5'6" (2.34m x 1.70m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin, wood panelled bath, fitted storage, shaver point, tiled elevations, loft access and laminate flooring.

External

Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

Garage 17'7" x 16'9" (5.38m x 5.11m)

Up and over garage door and UPVC door to the side elevation.

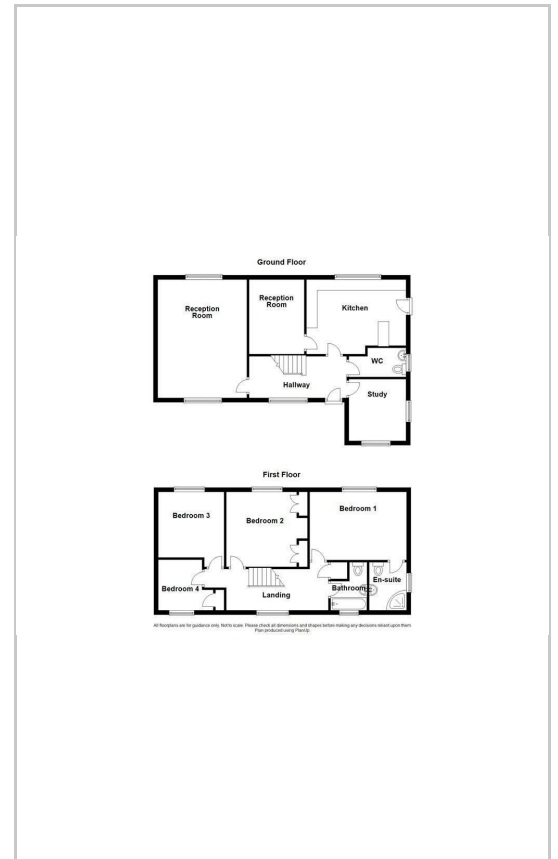
Rear

Extensive enclosed laid to lawn garden with bedding areas and mature trees.

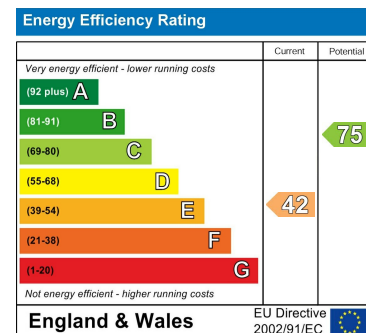
Area Map



Floor Plans



Energy Efficiency Graph



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