

# GUILDHALL

SALES & LETTINGS



## 21 Park Avenue

, Euxton, PR7 6JQ

Offers Over £220,000



EXQUISITE SEMI DETACHED FAMILY HOME

Welcome to this stunning three bedroom semi-detached property located on Park Avenue in the charming area of Euxton, Chorley.

Upon entering, you are greeted by a spacious reception room that offers a versatile living space for you and your family. The contemporary fitted dining kitchen is perfect for hosting gatherings and creating delicious meals.

One of the highlights of this property is the additional conservatory, providing a tranquil space to relax and enjoy the natural light all year round. The stunning decoration throughout the house adds a touch of elegance and warmth to every room.





Ground Floor

**Entrance Porch 7'4" x 4'1" (2.24m x 1.27m )**  
Composite double glazed frosted front door, window and door to reception room.

**Reception Room 15'3" x 12'9" (4.67m x 3.91m)**  
UPVC double glazed window, central heating radiator, coving to ceiling, gas fire with marble hearth and surround, television point, door to stairs to first floor and open access to kitchen/dining area.

**Kitchen/Dining Area 18'11" x 8'5" (5.77m x 2.57m )**  
UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated Beko oven with four ring gas hob and extractor hood, tiled splashbacks, space for integrated fridge freezer and integrated Hisense dishwasher, feature lighting, spotlights, Karndean flooring, double doors to understairs storage, door to garage and UPVC double glazed sliding door to conservatory.

**Garage 16'4" x 8'0" (5.00m x 2.44m)**  
Hardwood double glazed frosted window, power, lighting, hardwood double glazed frosted door to rear and up and over garage door.

**Conservatory 10'5" x 10'2" (3.20m x 3.12m )**  
UPVC double glazed windows, UPVC double glazed frosted windows, polycarbonate roof, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

**Landing 7'4" x 6'7" (2.24m x 2.01m )**  
UPVC double glazed frosted window, loft access, doors leading to three bedrooms and bathroom.

**Bedroom One 11'3" x 11'1" (3.43m x 3.40m )**  
UPVC double glazed window central heating radiator and fitted wardrobe.

**Bedroom Two 11'3" x 10'9" (3.43m x 3.28m)**  
UPVC double glazed window, central heating radiator, fitted wardrobe and dresser.

**Bedroom Three 8'11" x 7'4" (2.74m x 2.24m )**  
UPVC double glazed window, central heating radiator and fitted wardrobe.

**Bathroom 7'4" x 6'11" (2.24m x 2.13m)**  
UPVC double glazed frosted window, central heating radiator, flush handle WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, part tiled elevations, extractor fan, boiler cupboard and tiled flooring.

Exterior

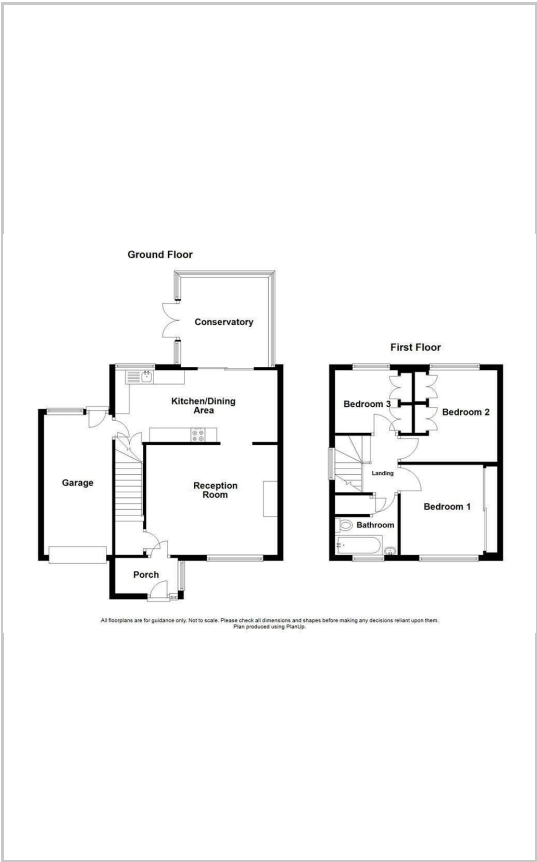
**Rear**  
Enclosed garden with laid to lawn, paved patio, stone chippings and bedding areas.

**Front**  
Laid to lawn garden, mature shrubbery and off road parking leading to integral garage.

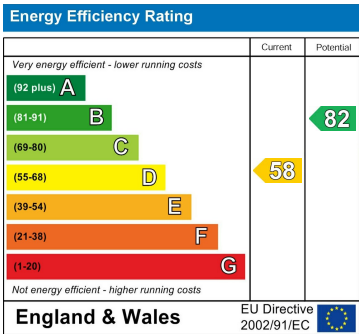
Area Map



Floor Plans



Energy Efficiency Graph



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