



**1 Crofters Green, Euxton**  
Chorley

Guide Price **£450,000**



# 1 Crofters Green

Euxton, Chorley

Immaculate and substantially extended family home that offers five bedrooms, large downstairs rooms for family life, and a detached annex. Over 2,000 sq ft and set on a corner plot this property is likely to tick a lot of boxes if you are looking for a modern, low-maintenance home for a busy family.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Substantially Extended Family Home
- Five Bedrooms
- Annex Suitable For Home Business
- Landscaped West Facing Rear Garden
- En-Suite to Bedroom One
- Open Plan Family Kitchen
- Immaculately Presented Throughout
- Downstairs WC & Utility Room

### Entrance Hallway

Wooden floor, two windows to side.

### Lounge/Dining Room

Large room that could be split into two if required, wooden floor, inset log burner, window and French doors to rear leading out to the garden, two windows to front.

### Family Kitchen

Good range of eye and low-level units with island and feature pull-out spray tap, ceramic sink, electric hob, and electric oven, plumbed for dishwasher, space for American style fridge freezer, feature radiator. Laminate floor, window to rear. Family Room- Window to front and side.

### Utility Room

Eye and low-level units with ceramic sink, plumbed for washing machine, laminate floor, door leading to the rear garden.

### Downstairs WC

Two-piece suite comprising of wall-mounted wash hand basin and low-level WC. Laminate floor.





## **First Floor Landing**

### **Bedroom One**

Window to front.

### **En-Suite**

Three-piece suite comprising of walk-in shower cubicle with mains shower, vanity unit wash hand basin, and low level WC. Heated towel rail, tiled floor, window to rear.

### **Bedroom Two**

Two windows to front.

### **Bedroom Three**

Window to front.

### **Bedroom Four**

Window to side, laminate floor, currently used as an office.

### **Bedroom Five**

Window to rear, currently used as walk-in wardrobe.

### **Family Bathroom**

Impressive four piece suite comprising of free-standing bath, shower cubicle, pedestal wash hand basin, and low-level WC. Two windows to the rear.

### **Annex**

A former double garage that has been converted to offer either a space suitable for additional living accommodation or work-from-home/run a business-from-home space subject to permissions. Converted to offer a workspace for a beauty business, with a reception area, two treatment rooms, and a WC this space is perfect for anyone wanting to run a small beauty/physio style business or equally as office space. Alternatively if you are looking for room for a relative to live within the home, but have their own space this could offer a bedroom, living room, and WC. Could also be converted back to a garage if you don't require the additional living space.

## GARDEN

West facing, low-maintenance, landscaped rear garden with composite decking, artificial grass, and decorative stoned areas surrounded by hedgerow and fenced borders.

## OFF ROAD

2 Parking Spaces

Off-road parking in front of annex.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2064.18 ft<sup>2</sup>

191.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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