



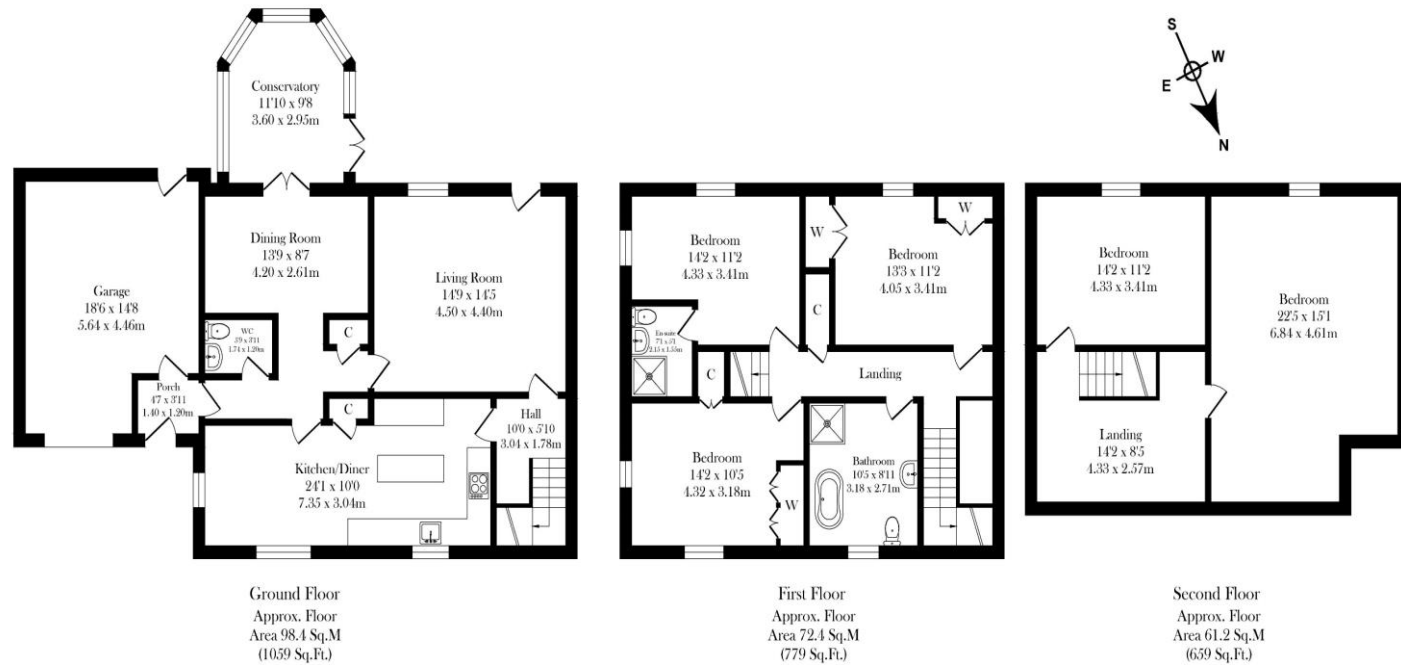
# TRACY PHILLIPS

## Estates



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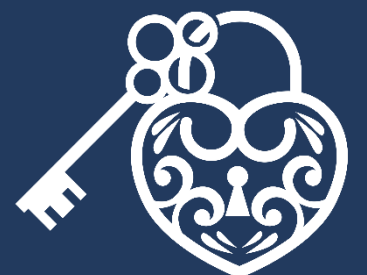
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Asking Price: £500,000

Dawbers Lane, Euxton

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We are delighted to bring to the market this wonderful Grade 2 Listed home offering approx. 2,500 sq ft of accommodation. This home is bursting with character and enjoys exposed beams, stone lagged flooring whilst at the same time offering everything you want for modern day living, including a boiler that's approximately five years old. This lovely, warm property is situated in the semi-rural area of Euxton with excellent local schools, train station and local amenities with lovely cafés and restaurants.

The property dates back to circa 1910 and is accessed via a secure gate. There is ample driveway parking as well as an integral garage. Stepping inside the property, there is a lovely entrance porch and traditional hallway. The cloak room is a good size, fitted with a white sink and wc. The impressive farmhouse kitchen is newly fitted with quartz worktops and a central island and there is a wealth of storage, an integrated dishwasher, fridge and wine rack. This room is spacious and incorporates a dining area with windows to two sides and beautiful flagged flooring. There is a utility area included in the large integral garage. Through an archway from the hallway there is a lovely big dining room with wood flooring and French doors that open into the conservatory. The conservatory enjoys the views over the garden and has a tiled floor and radiators. The spacious lounge is very inviting and enjoys a log burning fire and windows looking over the garden. To the first floor, there is a large double bedroom with exposed beams and fitted wardrobe. The spacious family bathroom comprises of a four piece suite including a Clawfoot bath, Victorian style wc, sink and shower cubicle. The second bedroom is also a large double. The third bedroom is spacious and has windows to dual aspects and this room boasts an en-suite wet room. The wet room is a good size and incorporates a sink and wc as well as the walk-in shower and recently fitted flooring. Stairs take you to the third floor where there are two further bedrooms. The fourth bedroom is a large double with exposed beams. The fifth bedroom is stunning, with a vaulted ceiling and exposed beams.

Outside, there is a garden that wraps around the property and the garden is mainly lawned with well chosen shrubs and trees.

Viewings of this property are welcome and highly recommended.





