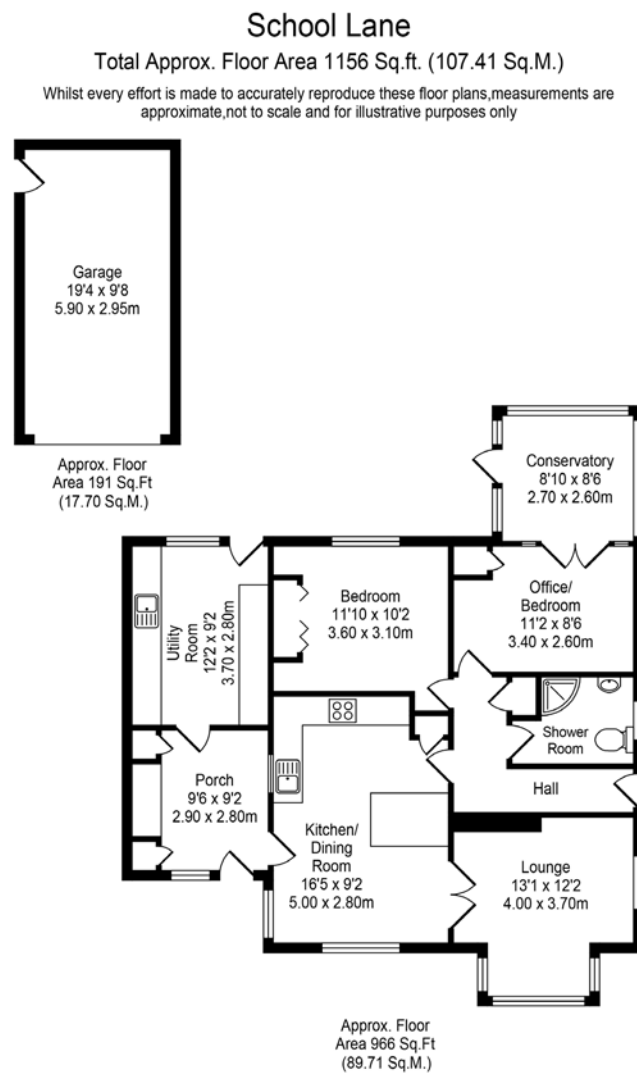




Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

ARNOLD & PHILLIPS
ESTATE AGENTS



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

School Lane, Euxton

A&P

Arnold and Philipps present this spacious and extended bungalow presents a remarkable opportunity for prospective buyers, located in the sought-after village of Euxton. Renowned for its community feel, Euxton offers easy access to local shops and reputable schools, making it an attractive choice for families and professionals alike. The property's strategic location ensures that residents are well-connected, with efficient transport and rail links enabling effortless travel to major towns and cities. This connectivity adds a layer of convenience for individuals commuting for work or seeking leisure activities outside the village.

Upon entering the property, one is greeted by a spacious entrance porchway that sets an inviting tone for the rest of the home. The heart of the bungalow is the well-appointed kitchen dining room, characterized by an array of wall and base units designed for functionality and ease of use. This space comes equipped with integrated appliances that enhance efficiency while providing ample room for family meals and entertaining guests.

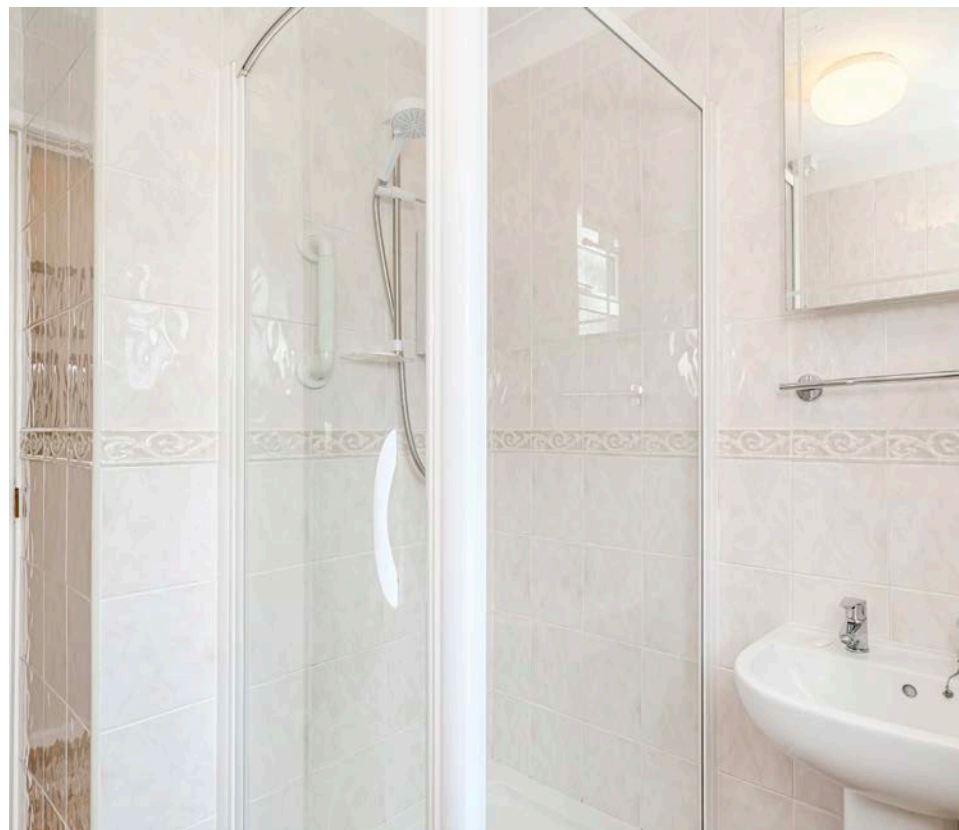
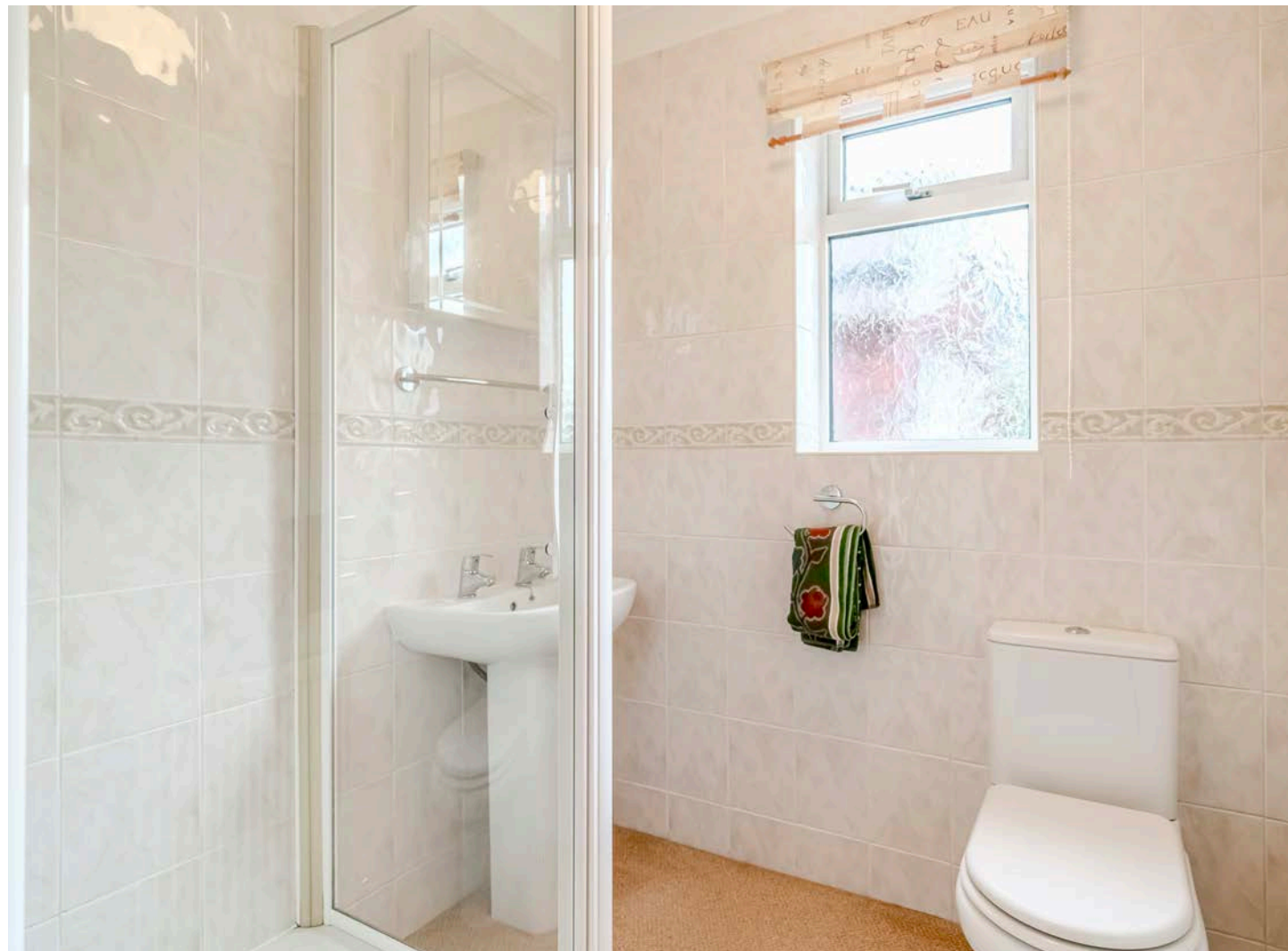
Transitioning from the kitchen, double doors open into the lounge area, which is designed to be both light and airy, thanks to a large bay window that floods the space with natural light. This thoughtful design creates a welcoming environment for relaxation and social gatherings.

The bungalow features two generously sized bedrooms, both offering comfort and ample space. The master bedroom is particularly noteworthy, as it includes the added convenience of fitted wardrobes, providing both organization and style. Both bedrooms are served by a handy shower room, an essential feature that enhances day-to-day living by providing quick and convenient access to bathing facilities. Complementing these indoor spaces is a lovely conservatory, perfect for enjoying the garden view or simply unwinding in a sunlit space year-round. Additionally, the presence of a utility room adds functional versatility to the home, streamlining laundry and storage.

Externally, the property boasts a double driveway, leading to a single garage, which offers practical vehicle storage and additional space for tools or equipment. The rear garden is designed for ease of maintenance, featuring a patio area, raised beds, and mature planting. This outdoor space not only provides an excellent setting for al fresco dining and entertaining but also serves as a peaceful retreat for gardening enthusiasts.

In summary, this extended bungalow in Euxton is a fantastic opportunity for those seeking a blend of comfort, accessibility, and low-maintenance living. Its thoughtful design, coupled with the appealing surroundings and community amenities, make it a highly desirable option in the current real estate market. Prospective buyers would do well to consider this property as it embodies both functionality and charm, ready to accommodate the diverse needs of modern living





KEY FEATURES
 Extended Detached Bungalow
 Two Bedrooms
 Circa 1156 Square Feet
 Light Filled Lounge
 Modern Kitchen Diner
 Easy to Maintain Rear Garden
 Driveway Parking
 Sought After Location
 Close to Local Amenities
 Excellent Transport Links







