



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Badgers Walk, Euxton, PR7 6FH

Offers In The Region Of £349,950

A SPACIOUS FOUR BEDROOM, DETACHED FAMILY HOME

Commanding an enviable position in the heart of a popular and convenient location in Euxton, this four bedroom, detached family home is being welcomed to the property market. Ideally suited for a growing family looking for their dream family home, the property flows internally with versatile living solutions with three reception rooms plus a spacious double garage and low maintenance exteriors.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC and two reception rooms. The main reception room boasts open access to the third reception room at the rear of the property which is also accessed via a door from the second reception room. The second reception room also provides access to the kitchen which leads to the utility room and then the garage. To the first floor is a landing with doors leading to four bedrooms and a family bathroom suite. The main bedroom benefits from an en suite shower room. Externally the property boasts an enclosed rear garden with decking and gravel chippings. The front of the property has a gravel-chipped bedding area and a driveway providing off-road parking for two vehicles.

For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Badgers Walk, Euxton, PR7 6FH

Offers In The Region Of £349,950



- Impressive Detached Property
- En Suite To Main Bedroom
- Off Road Parking & Integral Garage
- EPC Rating: D
- Four Bedrooms
- Beautifully Presented With Neutral Finish
- Leasehold
- Open Plan Living Accommodation
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hallway

16'6 x 6'5 (5.03m x 1.96m)

Composite double glazed front entrance door, central heating radiator, Karndean flooring, stairs to the first floor, understairs storage, double doors to reception room one and doors to reception room two and WC.

WC

5'3 x 2'6 (1.60m x 0.76m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin and wood effect flooring.

Reception Room Two

16'2 x 10'9 (4.93m x 3.28m)

Central heating radiator, television point, wood effect flooring, archway to the kitchen, door to reception room three and UPVC double glazed French doors to the rear.

Kitchen

12'10 x 7'10 (3.91m x 2.39m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with laminate surfaces, breakfast bar, oven and grill in a high rise unit, five ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated fridge freezer and dishwasher, tiled flooring and door to the utility.

Utility Room

7'10 x 5'2 (2.39m x 1.57m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, door to the garage and hardwood double glazed door to the side elevation.

Garage

17'7 x 17'5 (5.36m x 5.31m)

Two up and over doors and Baxi combination boiler.

Reception Room Three

10'10 x 8'6 (3.30m x 2.59m)

UPVC double glazed window, central heating radiator, coving and archway to reception room one.

Reception Room One

16'6 x 11'8 (5.03m x 3.56m)

UPVC double glazed window, coving, living flame gas fire and television point.

First Floor

Landing

Loft access, smoke alarm and doors to four bedrooms and bathroom.

Bedroom One

14'7 x 13'4 (4.45m x 4.06m)

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

En Suite

7'3 x 5'5 (2.21m x 1.65m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin, direct feed shower unit, part tiled elevations, spotlights and tile effect flooring.

Bedroom Two

10'8 x 10'1 (3.25m x 3.07m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

12'5 x 8'6 (3.78m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'8 x 7'9 (3.25m x 2.36m)

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

Bathroom

7'1 x 5'6 (2.16m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part tiled elevations and tiled flooring.

External

Front

Gravel chipped bedding areas and driveway providing off road parking leading to the garage.

Rear

Paved and gravel chipped garden with decking.

