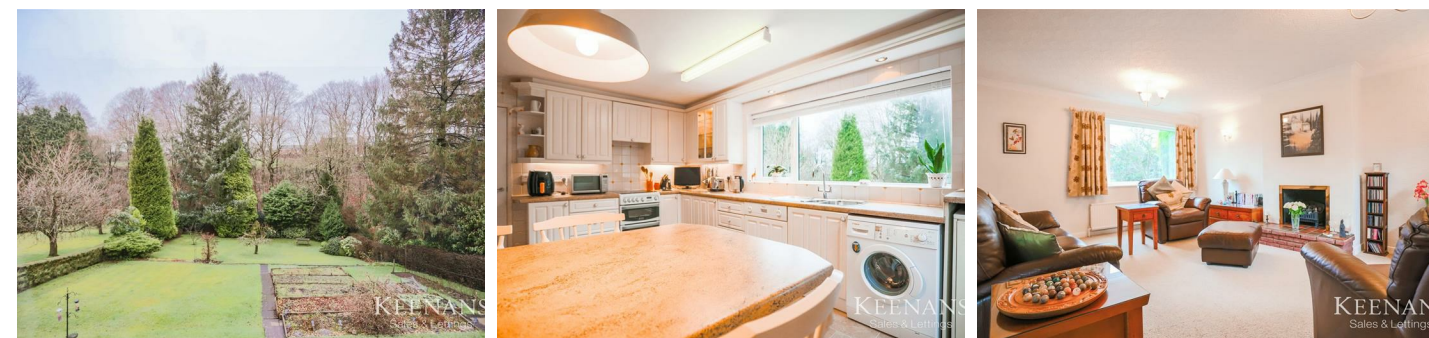


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

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.

## Firbank, Euxton, PR7 6HP

### Offers Over £460,000

A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME WITH EXTENSIVE GARDENS

Keenans are delighted to bring to the market this immaculate four bedroom detached home on a tranquil and sought after estate in Euxton. Sit on an enviable plot with plenty of living space and beautiful gardens to the rear, this property would be perfect for a family looking for their forever home. The property offers two reception rooms, four bedrooms with the study also being a potential fifth bedroom, beautiful kitchen with breakfast bar and views of the extensive gardens and a detached garage. Situated closely to all local amenities, schools and major commuter towards Preston, Bolton and Manchester. This beautiful home is truly not one to be missed!

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with doors on to the living room, kitchen, study, downstairs WC and stairs leading to the first floor. The reception room has open access to the dining room that has sliding doors out to the garden and wraps back round to the kitchen. To the first floor is a landing comprising of four spacious bedrooms, a three piece family bathroom suite and an airing cupboard. The main bedroom has an en suite shower room. Externally the property boasts an extensive laid to lawn rear garden with trees, bedding areas, vegetable patch and a paved patio. The front of the property has a laid to lawn garden with a driveway providing off road parking for numerous vehicles leading to the double garage.

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



# Firbank, Euxton, PR7 6HP

Offers Over £460,000



- Impressive Detached Property
- Two Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating: TBC
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Fitted Kitchen
- Extensive Rear Garden
- Council Tax Band F

### Ground Floor

**Entrance Hallway**  
14'10 x 6'4 (4.52m x 1.93m)

**Study**  
9'5 x 8'8 (2.87m x 2.64m)

**WC**  
8'8 x 4'5 (2.64m x 1.35m)

**Reception Room One**  
18'5 x 13'7 (5.61m x 4.14m)

**Reception Room Two**  
11'6 x 9' (3.51m x 2.74m)

**Kitchen**  
15'2 x 11'5 (4.62m x 3.48m)

### First Floor

**Landing**  
15'7 x 6'6 (4.75m x 1.98m)

**Bedroom One**  
14'9 x 10'5 (4.50m x 3.18m)

### En Suite

7'8 x 5'8 (2.34m x 1.73m)

**Bedroom Two**  
12'4 x 11'9 (3.76m x 3.58m)

**Bedroom Three**  
11'8 x 10'9 (3.56m x 3.28m)

**Bedroom Four**  
8'4 x 7'9 (2.54m x 2.36m)

**Bathroom**  
7'8 x 5'7 (2.34m x 1.70m)

### External

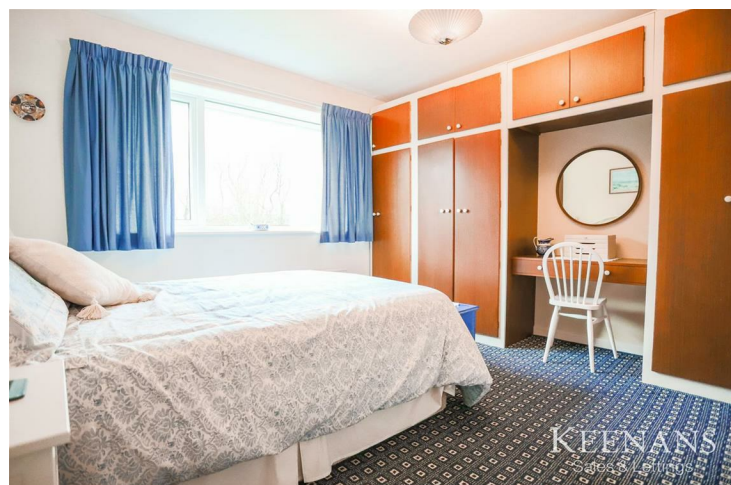
#### Front

**Garage**  
17'8 x 16'9 (5.38m x 5.11m)

#### Rear



### Directions



Tel: 01257447602

www.keenans-estateagents.co.uk