



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			79
(69-80) C			
(55-68) D		62	
(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.

Runshaw Lane, Euxton, PR7 6AX

Offers Over £465,000

A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME IN A DESIRABLE AREA

Keenans are delighted to present to the market this beautifully presented and spacious four bedroom detached family home in a highly sought after area in Euxton. Boasting ample living space and plenty of natural light throughout, an inviting living room, dining room and beautiful conservatory that offers a tranquil space to relax and enjoy the panoramic views of the extensive garden. Also having a modern fitted kitchen, utility and garage space as well as four generously sized bedrooms and separate bathroom and shower room. This enviable property is situated in a peaceful and family friendly neighbourhood in the highly regarded area of Euxton. Offering easy access to local amenities, schools and transport links, it ticks all the boxes to be the perfect family home!

The property comprises briefly; entrance via the porch into a welcoming hallway which has doors on to the reception room, kitchen and utility, as well as a staircase to the first floor. The modern fitted kitchen is open plan with the second reception room/dining room and has French doors to the bright conservatory. The conservatory overlooks the garden and has French doors to the rear. The utility/study offers ample space and leads through to the garage. The garage has a roller shutter door and a door to the inner hall. The inner hall has a door to the rear and leads through to the second utility and downstairs WC. The first floor landing houses doors on to four generously sized bedrooms, a modern three piece shower room and a bathroom. As well as two storage cupboards. Externally to the rear of the property is a beautiful enclosed laid to lawn garden with flagged patio, decking and bedding areas, as well as a timber shed and greenhouse. The front of the property has a laid to lawn garden with bedding areas and driveway leading to the garage.

Contact our Chorley team for further information or to arrange a viewing.

Runshaw Lane, Euxton, PR7 6AX

Offers Over £465,000



- Exquisite Detached Property
- Spacious Interiors
- Extensive Driveway and Integral Garage
- EPC Rating D
- Four Bedrooms
- Impressive Plot
- Tenure Freehold
- Two Bathrooms
- Stunning Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Porch

7 x 3'3 (2.13m x 0.99m)

UPVC double glazed front door, UPVC double glazed window, exposed brick, coving to the ceiling and hardwood door to hall.

Hall

14'7 x 7 (4.45m x 2.13m)

Double glazed frosted window, central heating radiator, coving to the ceiling, dado rail, three feature wall lights, doors leading to reception room one, kitchen, utility and stairs to first floor.

Reception Room One

11'6 x 11'6 (3.51m x 3.51m)

UPVC double glazed bay window, central heating radiator, coving to the ceiling, ceiling rose, electric fire with decorative surround and television point.

Kitchen

16'1 x 8'4 (4.90m x 2.54m)

UPVC double glazed window, range of wood panel wall and base units, laminate worktops, integrated oven with four ring electric hob and extractor hood, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for fridge freezer, spotlights, wood flooring, open to dining area and UPVC double glazed French doors to conservatory.

Dining Area

12'10 x 11'5 (3.91m x 3.48m)

UPVC double glazed box bay window, central heating radiator, coving, spotlights and wood flooring.

Conservatory

11 x 8'4 (3.35m x 2.54m)

UPVC double glazed windows and UPVC double glazed French doors to rear.

Garage

20'4 x 10'5 (6.20m x 3.18m)

Single glazed window, integrated boiler, door to inner hall and roller shutter garage door.

Inner Hall

5'6 x 2'6 (1.68m x 0.76m)

Door to utility and UPVC double glazed frosted door to rear.

Store Room

15'7 x 7'9 (4.75m x 2.36m)

UPVC double glazed frosted window and door to garage.

Utility

5'10 x 4 (1.78m x 1.22m)

UPVC double glazed frosted window, plumbing for washing machine and dryer, tiled flooring and door to WC.

WC

4'11 x 2'1 (1.50m x 0.64m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap, part tiled elevations and tiled flooring.

First Floor

Landing

Split-level staircase, central heating radiator, loft access, doors leading four bedrooms, bathroom, shower room and storage cupboard.

Bedroom One

11'6 x 11'6 (3.51m x 3.51m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

11'10 x 11'6 (3.61m x 3.51m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

12'2 x 7'8 (3.71m x 2.34m)

Two UPVC double glazed windows, central heating radiator and coving.

Bedroom Four

7 x 6'7 (2.13m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 7'3 (2.39m x 2.21m)

Two UPVC double glazed frosted windows, central heating radiator, low base WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps, spotlights, wood panel elevations and tiled flooring.

Shower Room

6'11 x 5'3 (2.11m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower, spotlights, fully tiled elevations and laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn, decking, paved patio, stone chippings, bedding areas and summerhouse.

Front

Laid to lawn, bedding areas, stone chippings, off road parking and access to integral garage.



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