

HOME  TRUTHS

Briar Avenue, Euxton

PR7 6BG

  
£275,000





Beautiful, extended three bedroom property in a popular and sought after residential area with easy access to town and village centre amenities, primary transport routes and excellent schools. With over 1,000 square feet of accommodation this is a first class family home. To the front the driveway can accommodate two vehicles and leads to the main entrance. Step inside to the wide and welcoming hallway with bespoke home office off. The living room has Optimist fire in travertine hearth and flows through to the heart of the house and dining area adjacent to the kitchen comprising a range of wall and base units with breakfast bar and integrated appliances including induction hob, electric oven and grill, refrigerator, freezer and dishwasher. To the rear the delightful garden room lives up to its name with Amtico flooring and trifold doors opening to the garden. Completing the ground floor is the very spacious utility and boot room with space, power and plumbing for appliances and cloakroom comprising wash hand basin in vanity, wc and ladder heated towel rail. Externally the garden is laid to lawn with Indian stone terrace and large shed for that all important storage. Back inside to the first floor there is ladder access to the fully boarded loft with light. Bedroom one is to the front with airing cupboard housing the Worcester combi boiler. Bedroom two is a second double to the rear with bedroom three being a comfortable single. The family bathroom comprises L shaped bath with screen and mixer shower over, wash hand basin in vanity, wc and ladder heated towel rail.





# 15 Briar Avenue

Euxton, Chorley

Beautiful, extended three bedroom property in a popular and sought after residential area with easy access to town and village centre amenities, primary transport routes and excellent schools. With over 1,000 square feet of accommodation this is a first class family home.

Council Tax band: B

Tenure: Freehold

- Stylish semi detached property
- Three bedrooms
- Over 1,000 square feet of accommodation
- Beautifully presented
- Close to excellent schools
- Bespoke home office



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Eccleston Branch

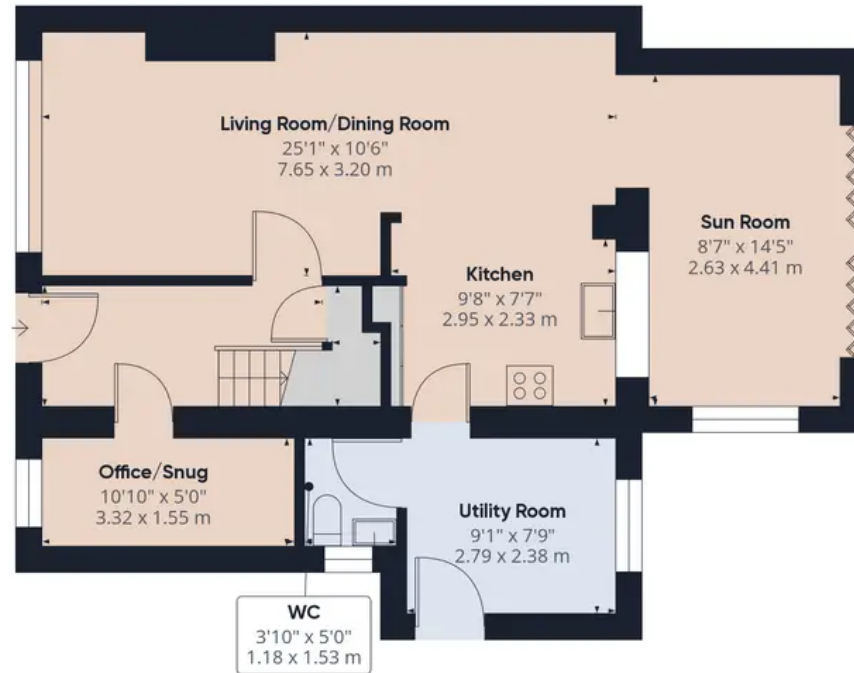
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
1062.2 ft<sup>2</sup>  
98.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.