

HOME  TRUTHS

Orchard Close, Euxton

PR7 6LU

In Excess of **£375,000**





Spacious, extended five bedroom property on a corner plot in a quiet cul de sac location with home office, private gardens and over 1700 square feet of accommodation. Close to amenities, excellent schools and primary transport routes this family home is available with no upward chain. To the front, the tarmac driveway can accommodate two vehicles and leads to storage, with electric door, and past a laurel hedge to the private garden. Stroll up to the main entrance and step into wide and welcoming hallway with cloakroom off comprising wc and wash hand basin. Reception one is bay fronted and to the rear, the dining kitchen comprises a range of wall and base units with space, power and plumbing for appliances, and opens to the conservatory overlooking the garden. Externally, the private front garden is a real sun trap and has access to the studio/home office, whilst the equally private rear garden is mainly laid to lawn bordered by mature planting with decked area on which to enjoy the afternoon and evening sunshine. Back inside to the first floor Bedroom Two benefits from en suite comprising electric shower in cubicle, wc and wash hand basin. Bedroom Three is also a double with Bedrooms Four and Five, comfortable singles. The bathroom comprises bath with screen and electric shower over, fully tiled elevations, wc and wash hand basin. Head up to the second floor and the fabulous master suite with built in storage and Juliette balcony. The en suite is a full wet room comprising rainfall mixer shower, wc, wash hand basin on floating vanity, Bluetooth heated mirror and ladder heated towel rail.



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Council Tax band: D

Tenure: Freehold

- Spacious detached property
- Five bedrooms
- Corner plot
- Cul de sac location
- Virtual tour
- No upward chain



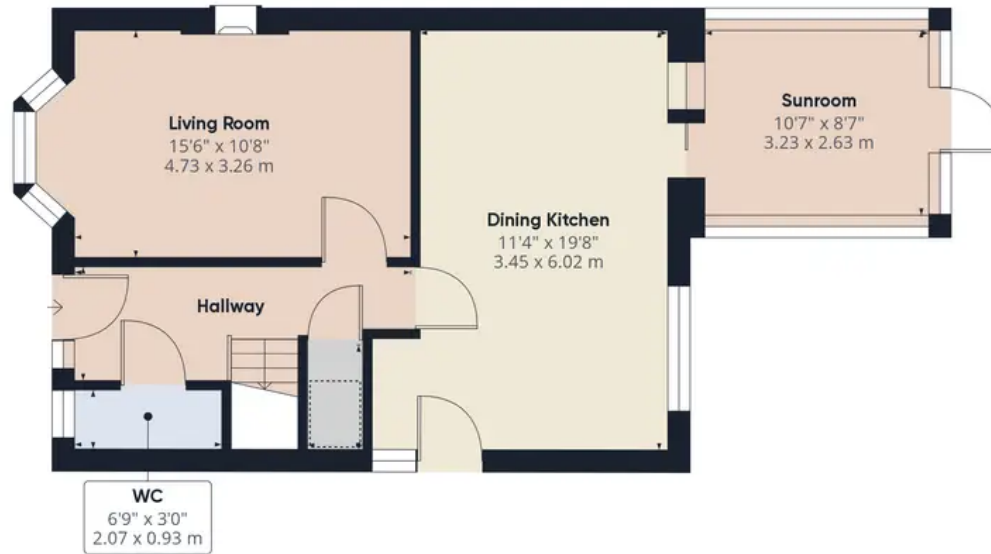
HOME  TRUTHS

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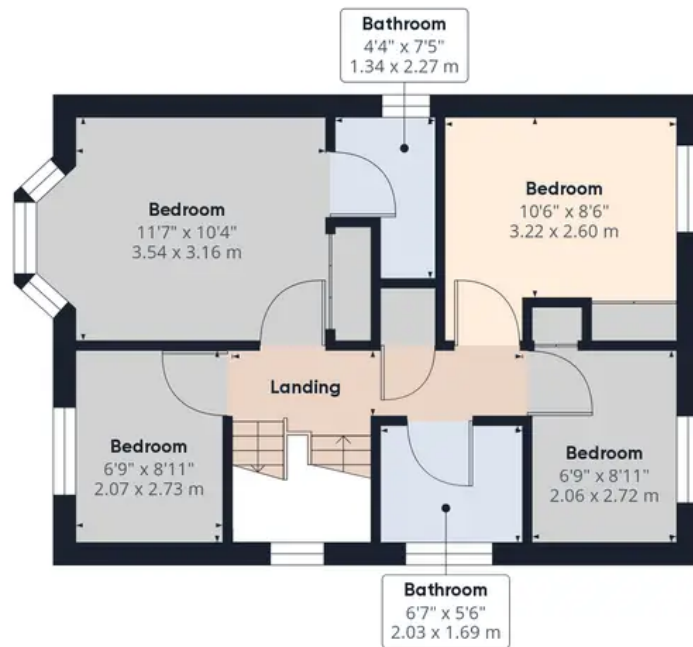
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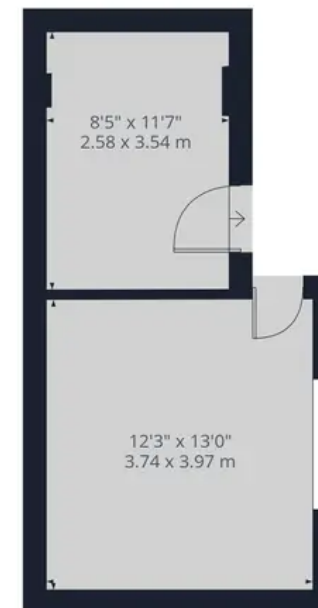
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1734.71 ft²

161.16 m²

Reduced headroom

9.46 ft²

0.88 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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