



St. Marys Gate, Euxton

Chorley

In Excess of £265,000



A very spacious four bedroom property on a corner plot in a popular and sought after residential area within easy reach of outstanding schools, primary transport routes and village amenities. Available with no upward chain. Double gates open on to the immense driveway which can easily accommodate four cars plus a motorhome or caravan and also having hard standing and power supply for a garage. Stroll up to the main entrance and step into the welcoming hallway and from there to the lovely L shaped lounge. To the rear, reception two has plenty of space for dining and comfortable furniture, and has under stair storage housing the Ideal Logic combi boiler which is just about 12 months old. The breakfast kitchen comprises a range of wall and base units with space, power and plumbing for appliances and benefiting from a gas fired range with two ovens, grill and seven burners so you can prepare that gourmet meal with ease. Externally, the private rear garden is mainly laid to lawn with sun terrace so you can relax and entertain on those lovely summer evenings. Back inside, stairs lead to the first floor landing where you will find bedrooms one and four and bathrooms one and two with the former comprising bath, mixer shower in cubicle, fully tiled elevations and flooring, bath, wc and wash hand basin. Going up a level to the second floor are two further double bedrooms, eaves storage and lovely views over to the Lancashire Pennines. With almost 1400 square feet of accommodation this delightful property is the perfect place to call home and with the roof replaced 16 months ago with a 10 year warranty that is one thing off your mind.

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Council Tax band: B

Tenure: Freehold

- Four bedrooms
- Plenty of off road parking
- Nearly 1400 square feet
- Popular residential area
- Media tour
- No upward chain



Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

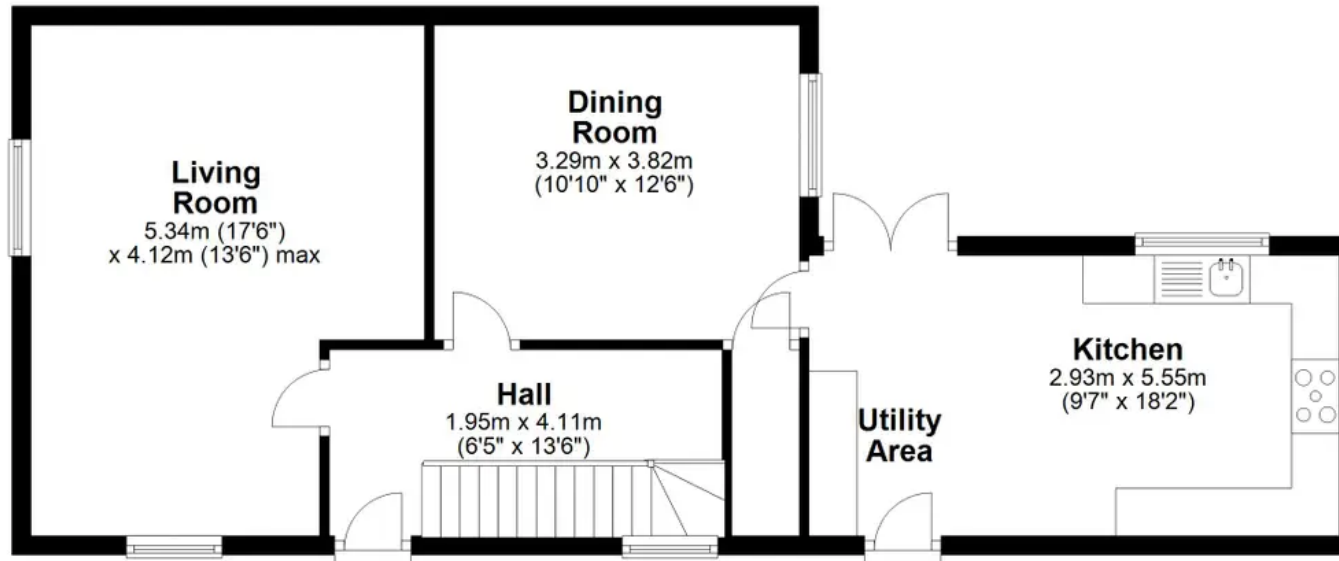
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



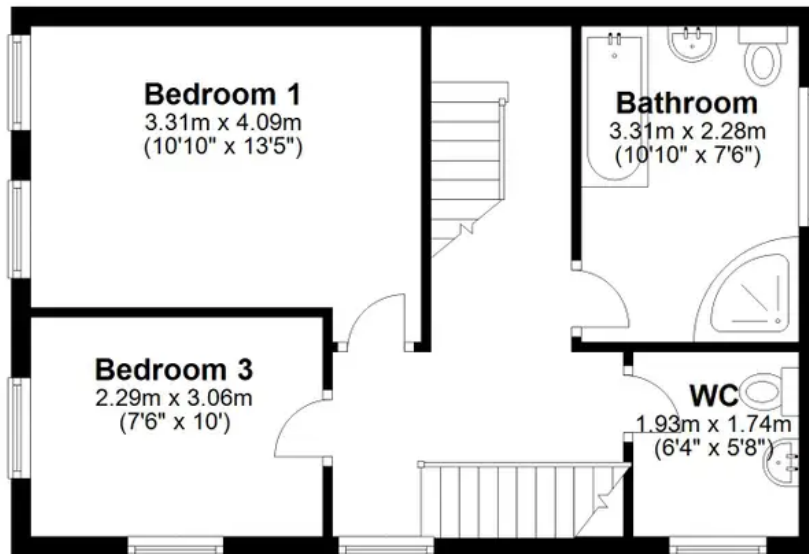
Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



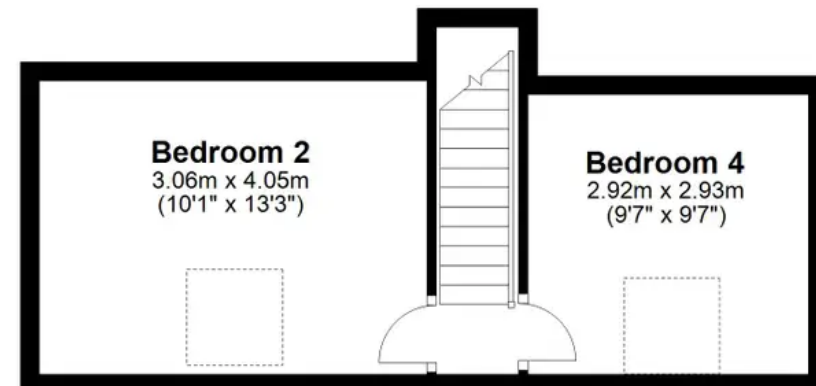
First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



Second Floor

Approx. 24.6 sq. metres (265.3 sq. feet)



Total area: approx. 127.0 sq. metres (1367.4 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.