

HOME  TRUTHS

Fieldside Avenue, Euxton

PR7 6JE


£285,000



Lovely semi detached property with three double bedrooms in a highly sought after residential location within easy reach of amenities, primary transport routes and excellent schools. To the front, the driveway leads past the garden with crushed slate to the garage and the main entrance. Step into the welcoming hallway and from there to the large living room which opens in turn to the dining kitchen to the rear. Comprising a range of wall and base units, breakfast bar, integrated electric hob, oven and grill, space power and plumbing for additional appliances and patio doors overlooking the garden and providing plenty of natural light. Leading off is the large utility/boot room which houses the Baxi combi boiler, cloakroom with wc and courtesy door to the garage with additional plumbing if required.

Step outside into the private rear garden with lawn and composite decking which takes you to the covered pergola so that you can relax and entertain whatever the weather.



Back inside stairs lead to the first floor landing with linen cupboard and ladder access to the loft with light. Bedrooms one and three are to the rear with bedroom two to the front adjacent to the family bathroom comprising rainfall mixer shower in walk in cubicle, wc and wash hand basin.

With over 1100 square feet of accommodation this is a substantial family home.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious semi detached property
- Three double bedrooms
- Over 1100 square feet
- Sought after cul de sac location
- Virtual tour
- Close to amenities



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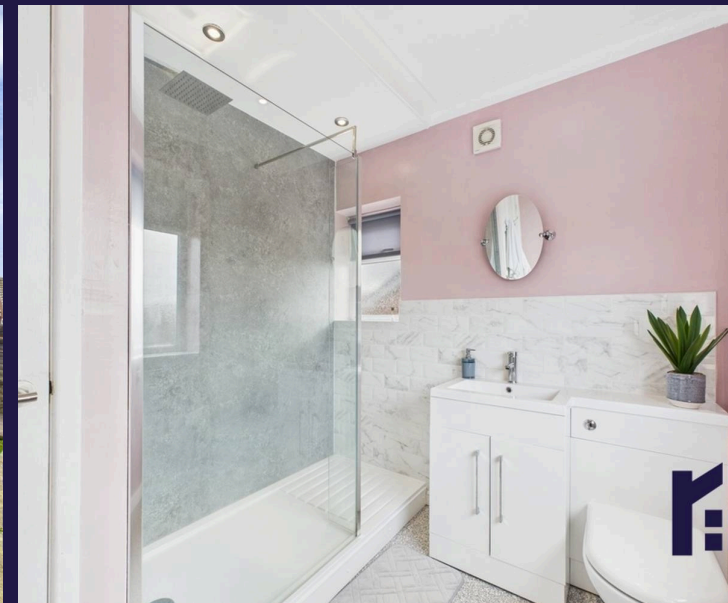
Eccleston Branch

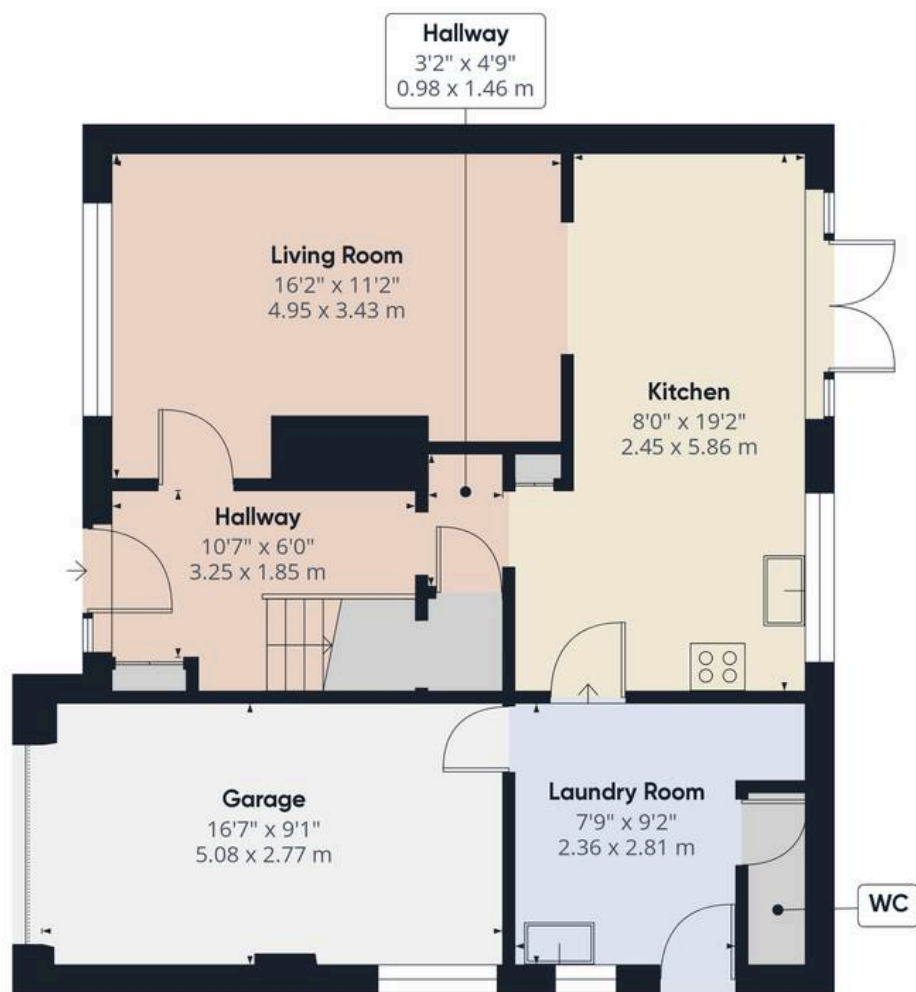
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1142.79 ft²

106.17 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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