

HOME  TRUTHS



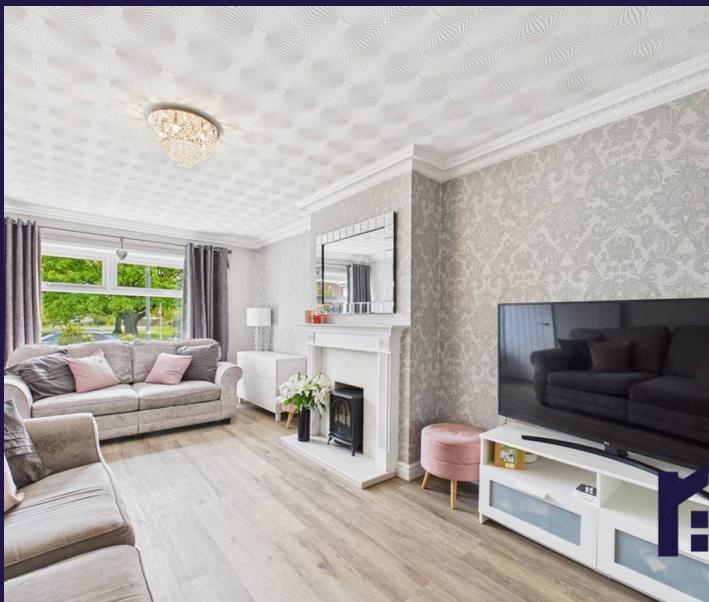
Balshaw Lane, Euxton

PR7 6HX





Spacious, extended three bedroom semi detached property with over 1100 square feet of versatile accommodation in a popular and sought after residential area close to amenities and excellent schools. To the front, the flagged driveway can accommodate up to three vehicles, with gated access to the rear, and leads to the main entrance. Step into the vestibule and from there to the dining kitchen which comprises a range of wall and base units with central island and breakfast bar and integrated appliances including electric hob, oven and grill, microwave, dishwasher and space, power and plumbing for additional appliances. The good sized living room leads to an internal hallway with reception two to the rear with patio doors overlooking the garden. Completing the ground floor are bedroom three and the lovely family bathroom comprising fully tiled elevations and flooring, bath, rainfall mixer shower in cubicle, wc, wash hand basin and ladder heated towel rail. Step outside into the private garden with upper and lower terrace and barbeque area and lazy lawn so that you can enjoy relaxing or entertaining whatever the weather. Back inside, stairs lead to the first floor landing where you will find bedrooms one and two, both doubles and with the latter having built in storage.



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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Spacious extended semi detached property
- Three double bedrooms
- Over 1100 square feet of accommodation
- Sumptuous bathroom
- Virtual tour
- Popular residential location

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Eccleston Branch

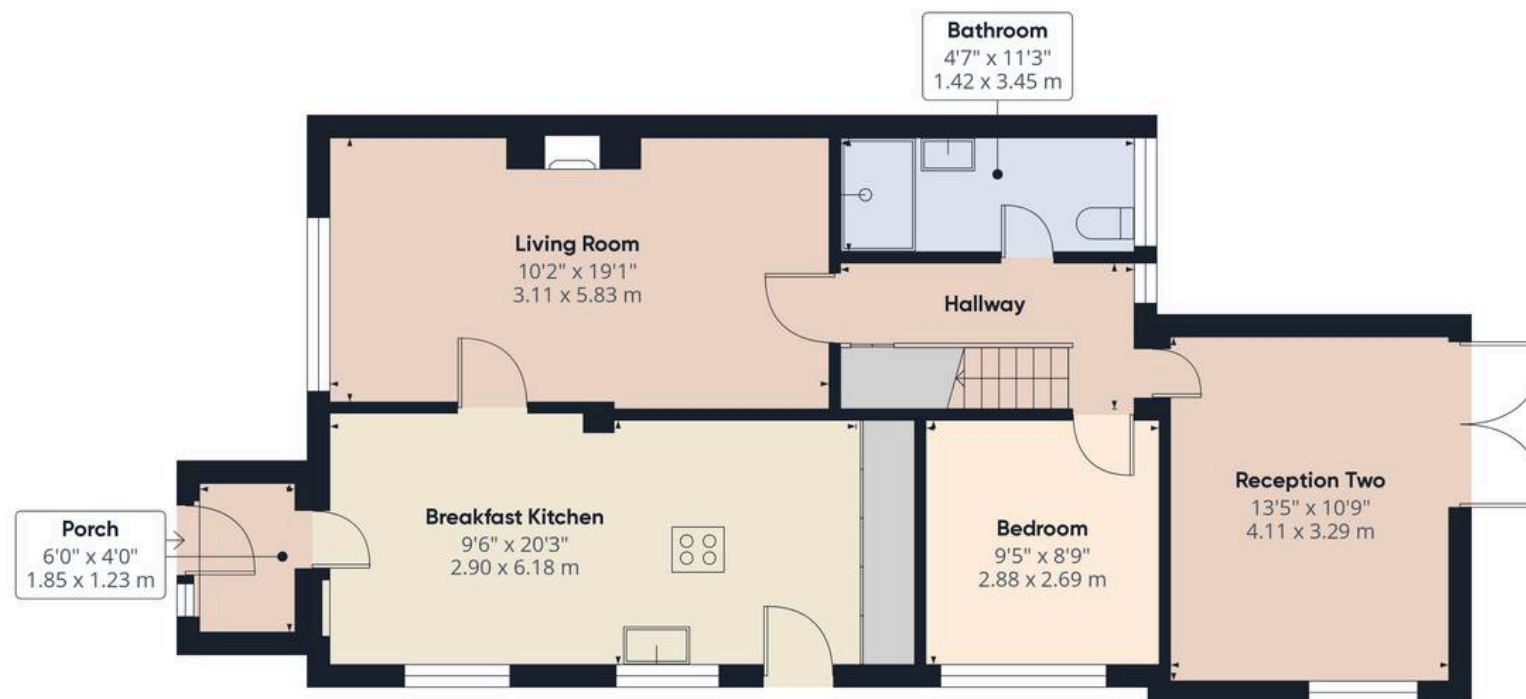
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Coppull Branch

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Floor 1



Floor 2

Approximate total area⁽¹⁾

1127.96 ft²
104.79 m²

Reduced headroom

50.03 ft²
4.65 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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