

HOME  TRUTHS

Cedar Avenue, Euxton

PR7 6BB





Spacious three bedroom semi detached property in a very popular and sought after residential area close to town centre amenities, primary transport routes and in the catchment area for excellent schools and colleges. Available with no upward chain. The driveway can accommodate two vehicles and leads past the low maintenance garden to additional secure parking, the detached garage and the main entrance. Step into the hallway and from there to the spacious living room, which leads to the dining kitchen comprising a range of wall and base units with electric hob, oven and grill, dishwasher and space, power & plumbing for additional appliances. Completing the ground floor is bathroom one having tiled elevations and flooring, bath with mixer shower over, wc and wash hand basin. Patio doors open to the southwest facing garden with patio, lawn bordered by raised beds, shed, access to the garage and external power and water supplies. Back inside, stairs lead to the first floor landing with loft access. Bedrooms one and two are doubles to the front and rear respectively, with bedroom three a comfortable single. Bathroom two comprises tiled flooring and elevations, mixer shower in cubicle, wash hand basin, wc and ladder heated towel rail. With over 900 square feet of accommodation this is a lovely place to call home.

Spacious three bedroom semi detached property in a sought after area close to town centre amenities, primary transport routes and excellent schools and colleges. Available with no upward chain.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Excellent family home
- Close to sought after schools
- Three bedrooms
- Two bathrooms
- Virtual tour
- No upward chain



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Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

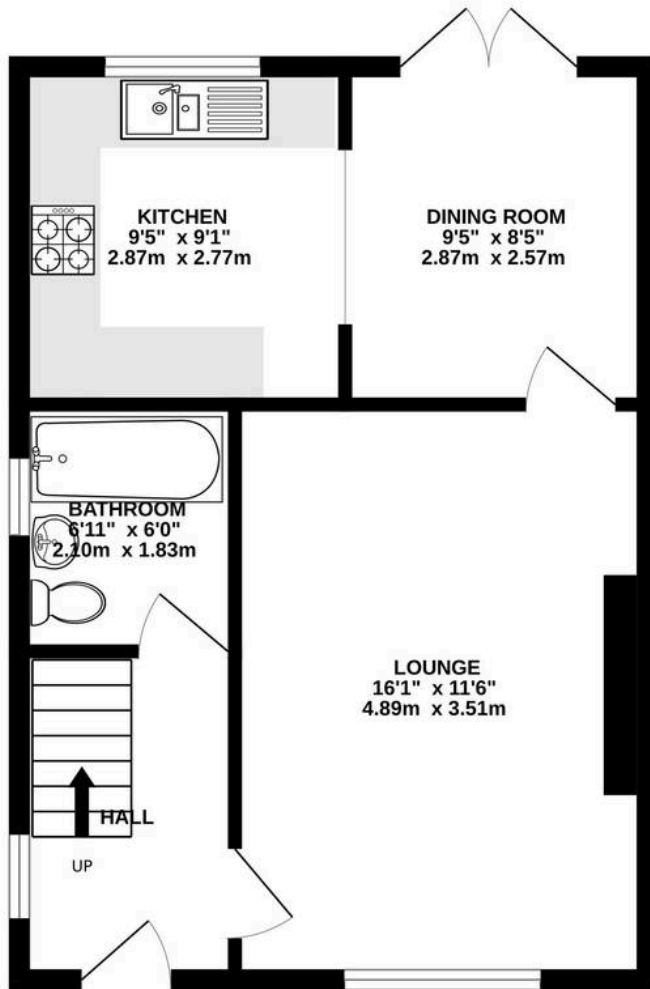
Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

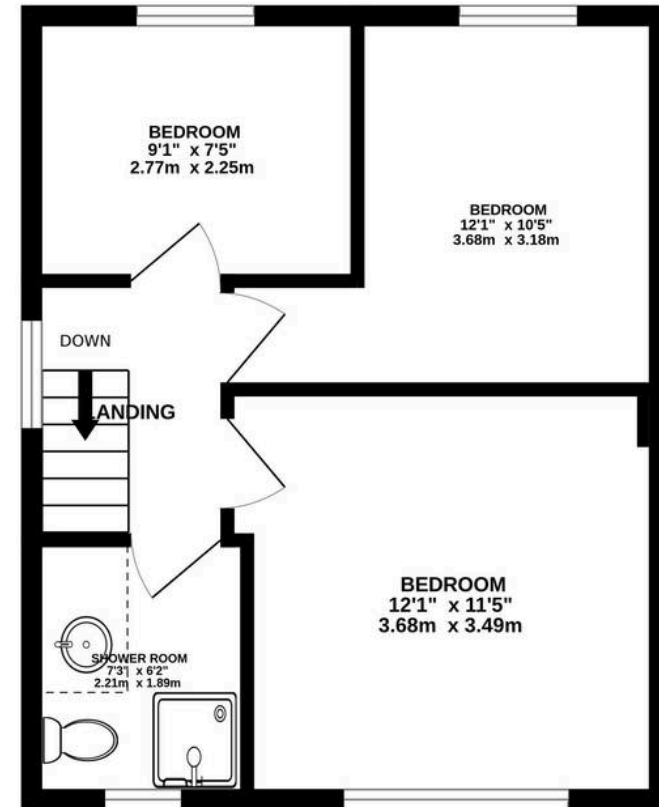
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GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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