

HOME  TRUTHS

Princess Way, Euxton

PR7 6PL



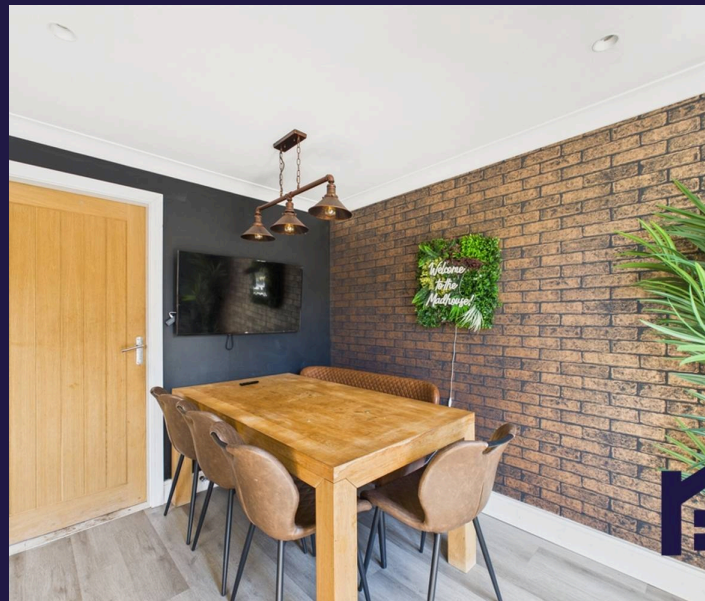


Fabulous, extended four bedroom semi detached property in a hugely popular residential area with easy access to town centre amenities and in the catchment area for excellent schools. Available with no upward chain.

The block paved driveway can accommodate three vehicles and leads to the main entrance. Step into the hallway with cloakroom off comprising wc and wash hand basin, and access to storage.

The lovely living room runs the full depth of the property and benefits from a wood burning stove and patio doors overlooking the garden. The dining kitchen comprises a range of wall and base units with space, power and plumbing for appliances, including the Worcester central heating boiler, and opens to the dining room with patio doors to the garden. Completing the ground floor, the utility room has space, power and plumbing for appliances.

Step outside into the south facing garden with large sun terrace, lazy lawn and pathway down to the bespoke garden room which offers a variety of uses from bar to home office.



Back inside, stairs lead up to the first floor landing with two double bedrooms, a comfortable single and family bathroom comprising bath with screen and rainfall shower over, wash hand basin on vanity and ladder heated towel rail. Stairs lead up to the second floor landing and a third double bedroom with skylight.

With 1200 square feet of accommodation this is the perfect family home, so do give us a call to arrange a viewing and make it yours. Council tax C, EPC C, Leasehold.



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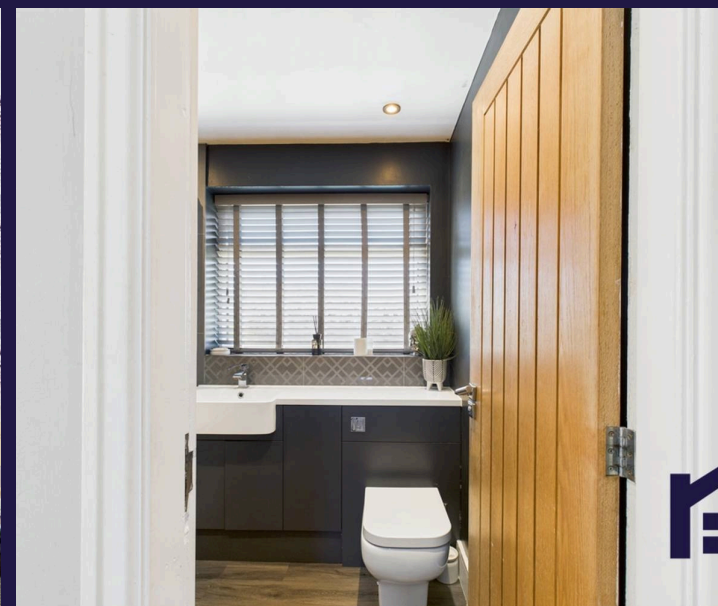
Eccleston Branch

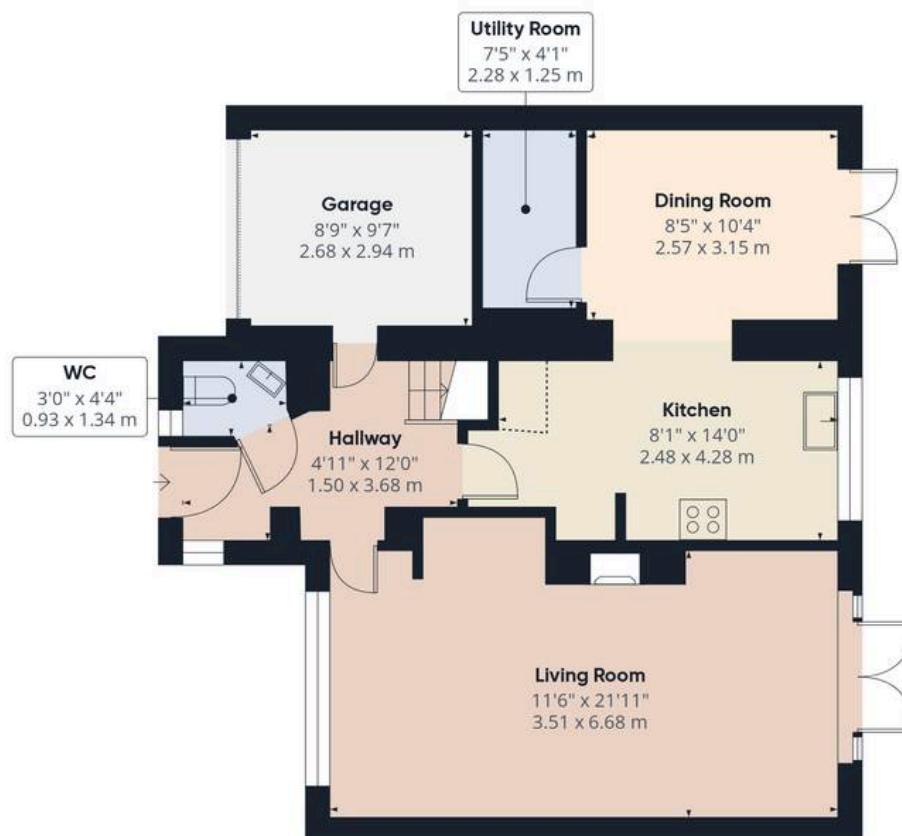
265 The Green, Eccleston, PR7 5TF
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Coppull Branch

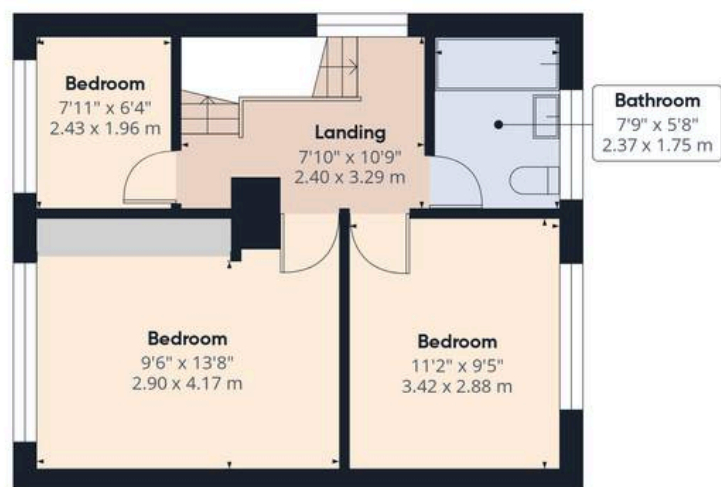
244 Spendmore Lane, Coppull, PR7 5DE
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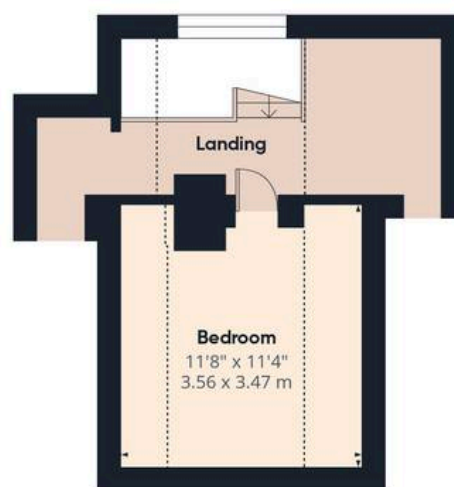




Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1392 ft²

129.4 m²

Reduced headroom

66 ft²

6.1 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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