

HOME  TRUTHS

Mallom Avenue, Euxton

PR7 6PU





Fabulous, spacious four bedroom individual detached property in a sought after cul de sac in Euxton, within easy reach of local amenities, schools, countryside walks and views to Rivington Pike. This property benefits from two separate driveways which can accommodate up to 4 vehicles divided by a lawn and mature planting, along with a garage, with power and light, that can accommodate up to 3 vehicles. The attractive front elevation is set off by new windows, door and rendering. Step into the spacious hallway with cloakroom comprising wash hand basin and wc. The bay fronted living room benefits from a multifuel log burner and laminate wood effect flooring to give the room a cozy feel throughout the winter. Double doors leading to the sumptuous garden allow the room to fill with natural light throughout the day. This wonderful home benefits from two spacious reception rooms, separate utility room and a kitchen comprising Cookmaster seven ring cooker, ample cupboard space and additional under stair storage. The utility room has power and plumbing for a washing machine, dryer, dishwasher and fridge-freezer. Reception room two is currently being used as an office/snug with potential to become a family dining room, perfect for entertaining. Externally, the spacious rear garden benefits from sun terrace on which you can relax and entertain. The treehouse with views to Rivington, offer a great hub for children to play and enjoy nature. The garden benefits from two separate outbuildings with power and plumbing which could be used as an outdoor kitchen, gym or more space to entertain. Back inside, stairs lead to the first floor landing with four double bedrooms and family bathroom. Bedroom one is a spacious double bedroom overlooking the local cricket field and Rivington Pike in the distance.



Bedroom two is another spacious double bedroom with fitted wardrobes and full width windows letting in plenty of natural light. There are two further double bedrooms, one of which is currently being used as an office overlooking the garden. The family bathroom comprises mixer shower in walk in cubicle, separate bath, wc, wash hand basin and heated towel rail. The loft space has recently been boarded throughout for storage and lighting plus a foldaway ladder to enable access. With over 2000 square feet of accommodation, this is a fabulous family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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Coppull Branch

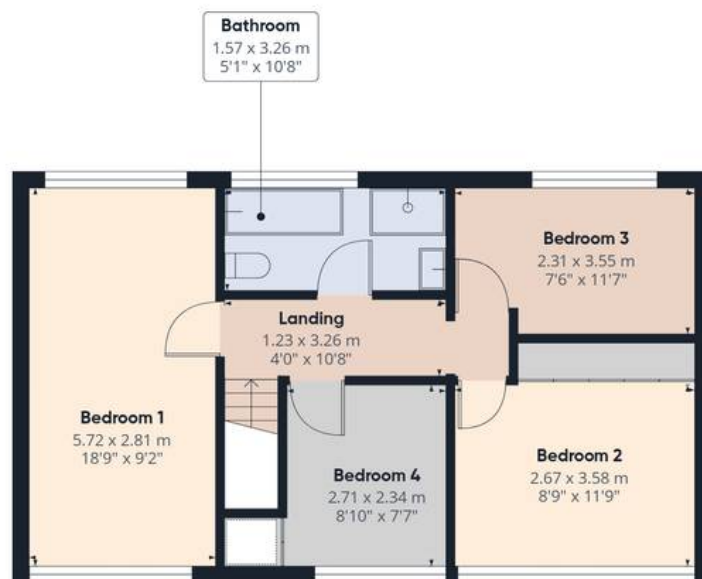
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 3



Floor 1 Building 4

Approximate total area<sup>(1)</sup>

186.1 m<sup>2</sup>

2003 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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