

HOME  TRUTHS



The Cherries, Euxton

PR7 6NG





Fabulous four bedroom detached property at the end of a quiet cul de sac in a sought after residential location within easy reach of amenities and countryside walks. Offering over 1800 square feet of accommodation this is a first class family home. The tarmac driveway can accommodate four vehicles including a motorhome or caravan and leads past the lawn to the detached double garage, with power and light, and to the main entrance. Step into the welcoming hallway with cloakroom off comprising wash hand basin and wc. To the left is the snug or home office, whilst to the right the living room runs the full depth of the property with plenty of natural light from windows to two elevations. The individual dining room has French windows leading to the conservatory overlooking the garden. Completing the ground floor, is the breakfast kitchen comprising a range of wall and base units with integrated gas hob, electric oven and grill, refrigerator, freezer and dishwasher. A separate utility room has space, power & plumbing for appliances including the central heating boiler. Step outside into the wonderfully private west facing garden with lawn bordered by mature planting making this a lovely place in which to relax and entertain, and with courtesy door to the garage. Back inside, stairs lead to the first floor landing with ladder access to the part boarded loft with light. The master suite benefits from views over woodland, dressing room and en suite comprising bath, wash hand basin, wc and mixer shower in cubicle. There are two further double bedrooms and a very comfortable single as the fourth bedroom. The family bathroom comprises bath, wc, wash hand basin and mixer shower in cubicle.

Fabulous four bedroom detached property at the end of a quiet cul de sac within easy reach of amenities and countryside walks. Over 1800 square feet of accommodation and a first class family home.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Spacious detached property
- Four bedrooms
- Cul de sac location
- Over 1800 square feet
- Ample parking
- Virtual tour



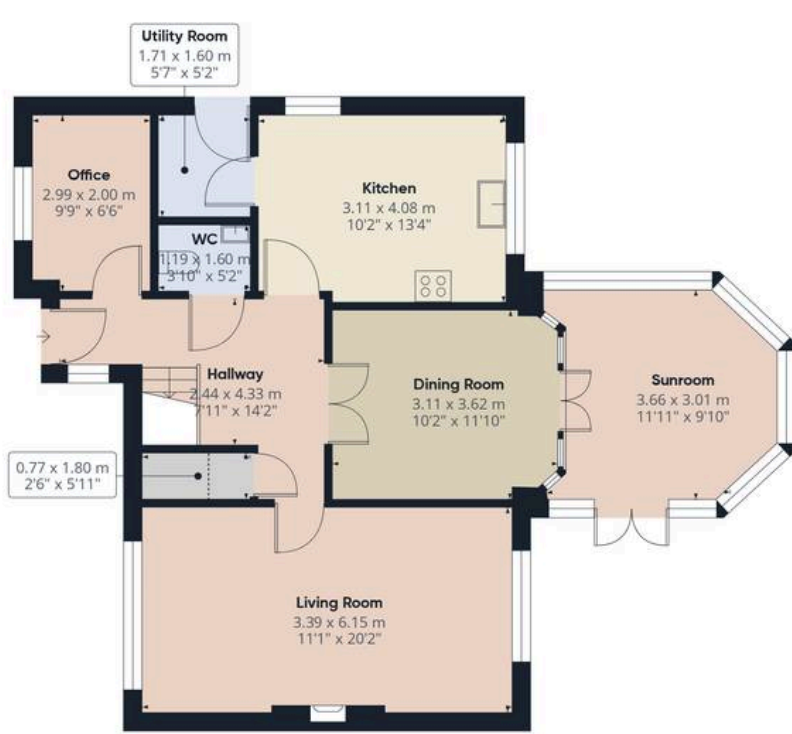
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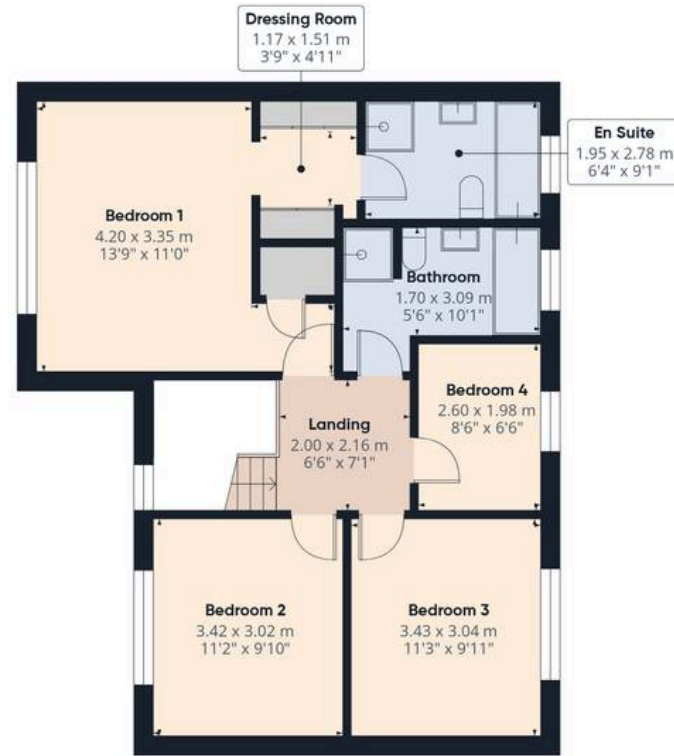
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

172.2 m<sup>2</sup>

1852 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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