

Wigan Road, Euxton

PR7 6HZ





This gorgeous, individual detached property offers almost 1,700 square feet of sumptuous accommodation and occupies a highly sought after residential location, built on the grounds of an historic fruit orchard. Known as Apple Tree House, the property is approached via an elegant granite set and gold coast gravel driveway, immediately setting the tone for the quality found within.

Step inside to the welcoming hallway with herringbone flooring which runs through much of the ground floor, leading through to the impressive living room which runs the depth of the property. This beautiful space features a gas stove set into the hearth and bi-fold doors overlooking the garden, creating a perfect balance of cosiness and open plan living. Reception Two, currently used as a snug and home office, adds valuable versatility.

To the rear, the recently fitted Wren dining kitchen is a true showstopper. Finished in stylish cashmere coloured units with quartz work surfaces and splashbacks, the kitchen includes an integrated dishwasher, and space for a range cooker and American-style refrigerator. The Belfast sink has luxury Quooker tap over providing hot, cold, boiling and filtered water and there are patio doors opening to the courtyard garden.

Completing the ground floor is the elegant cloakroom with panelled walls, wc and wash hand basin on vanity, along with the spacious utility/boot room offering space, power and plumbing for appliances, housing the Baxi combi boiler, featuring a Belfast sink and a stable door to the garden.





Step outside into the private side garden, beautifully finished with porcelain tiling, hot and cold water supply for muddy pets and children, and a pergola-covered seating area complete with water-safe power, lighting and TV bracket, a perfect entertaining space. An attractive archway leads through to the main garden with gold coast terrace, gated access to the lawn, raised beds and mature planting, along with vegetable beds and fruit trees, giving a charming nod to the home's orchard heritage.

Back inside, stairs rise to the first-floor landing with ladder access to the part boarded loft. Bedroom One benefits from built in wardrobes and dressing table, along with a stylish en suite featuring rainfall mixer shower in extra large cubicle, wc, wash hand basin on vanity, and fully tiled walls and flooring. Bedrooms Two, Three and Four are all generous doubles, each enjoying open views across Euxton Park and the Millennium Green with bedrooms two and three also benefiting from fitted wardrobes. The beautiful family bathroom comprises bath, rainfall shower in extra large walk-in cubicle, and wc & wash hand basin on vanity.

A truly first class family home offering space and contemporary luxury.









This gorgeous, individual detached property offers almost 1,700 square feet of sumptuous accommodation in a highly sought after location, originally forming part of the historic Euxton Hall estate.

Council Tax band: E

Tenure: Freehold

- Stunning individual detached property
- Four double bedrooms
- Beautiful gardens to the side and rear
- Almost 1700 square feet of sumptuous accommodation
- Video & virtual tour
- Beautifully presented throughout



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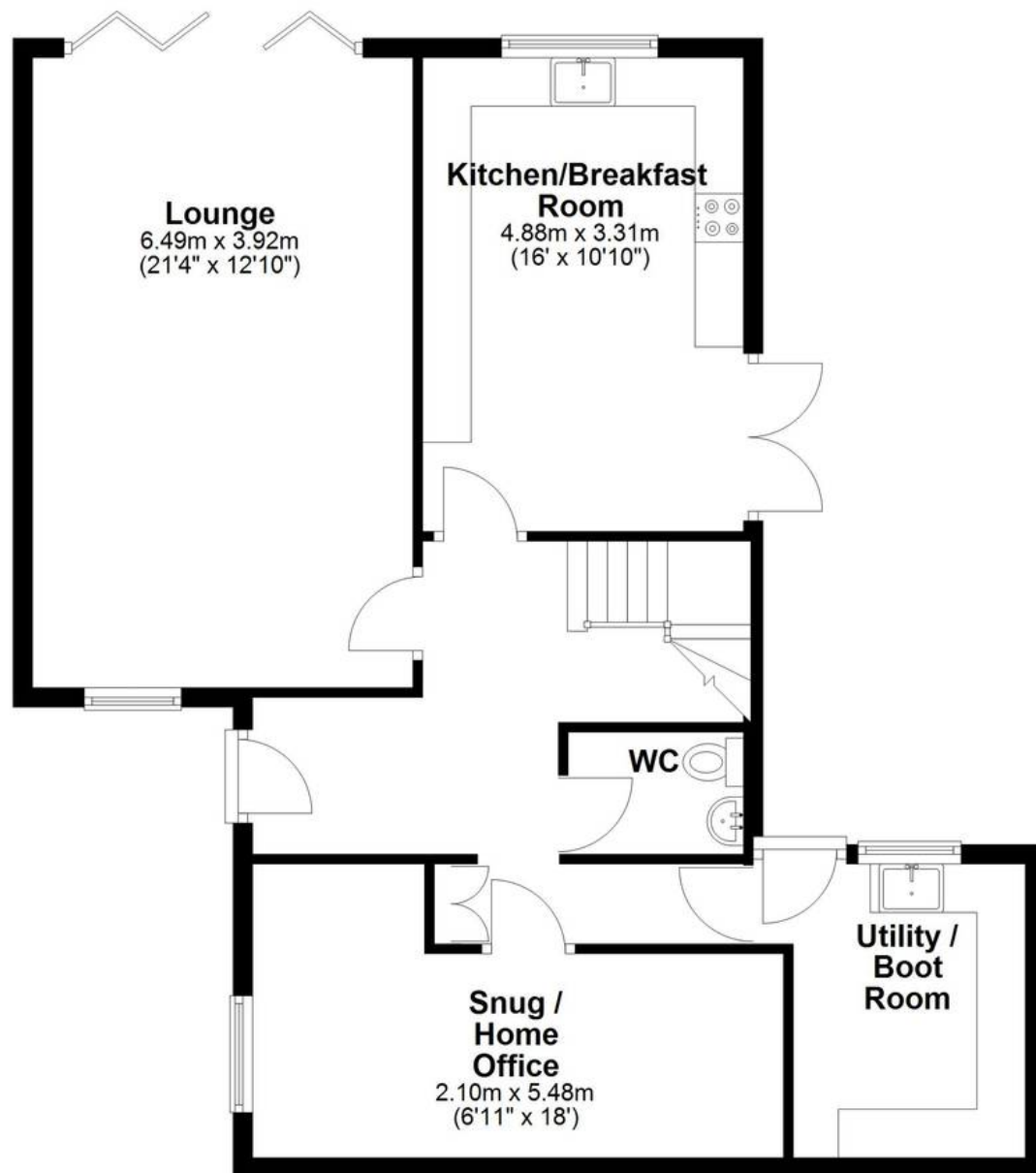
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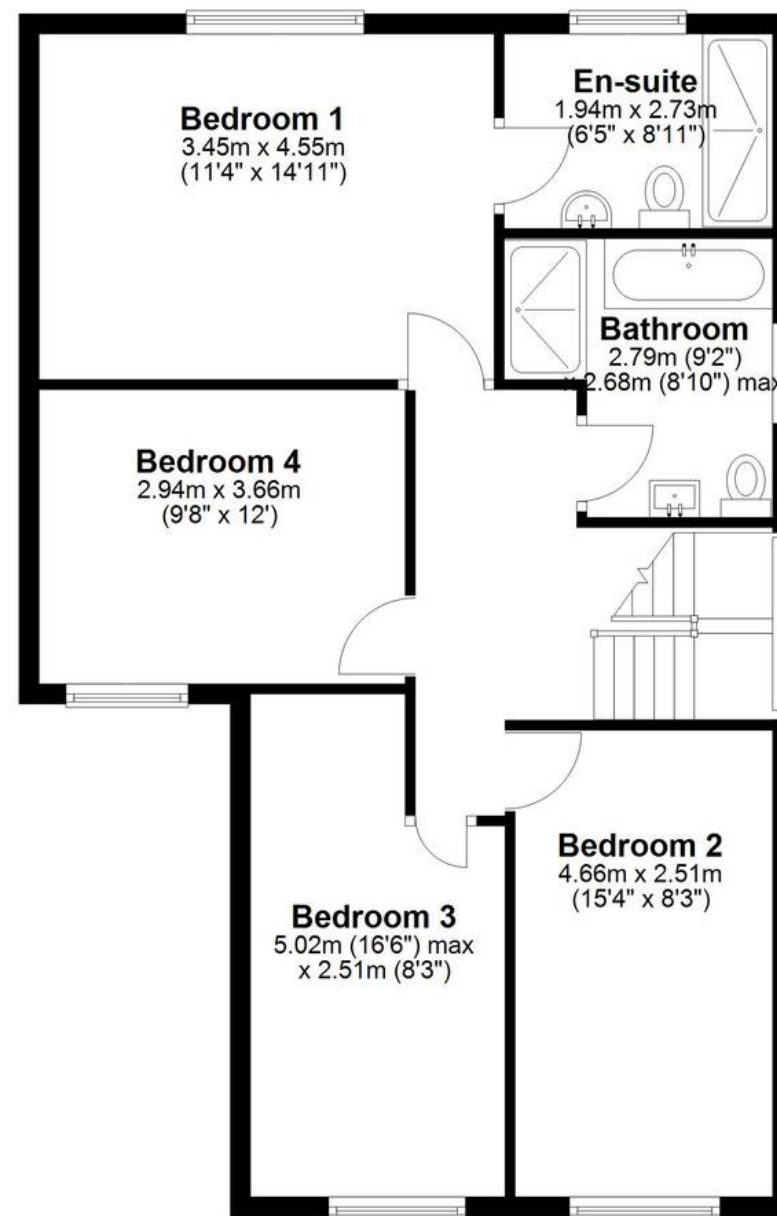
Ground Floor

Approx. 82.3 sq. metres (885.4 sq. feet)



First Floor

Approx. 73.6 sq. metres (792.4 sq. feet)



Total area: approx. 155.9 sq. metres (1677.8 sq. feet)