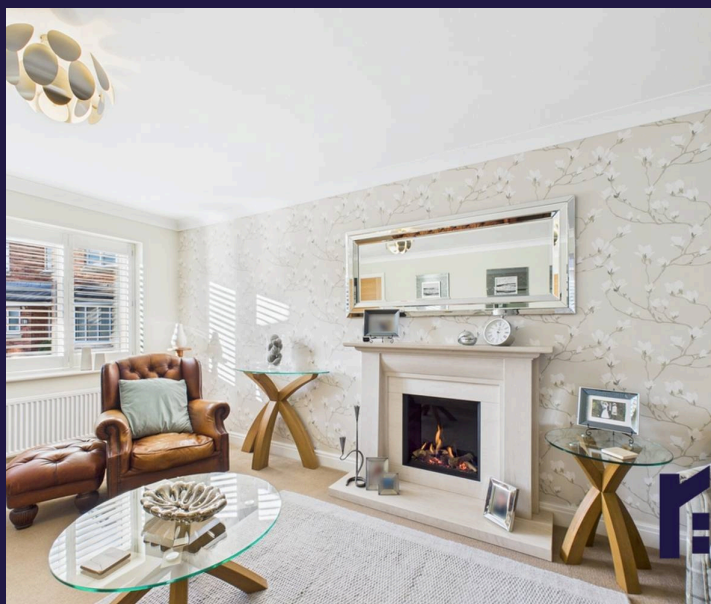


HOME  TRUTHS

Murray Avenue, Farington Moss

PR26 6PY





Beautifully presented both inside and out and tucked away on a quiet cul-de-sac, this extended four-bedroom detached property offers approximately 1500 square feet of energy-efficient accommodation, making it a perfect family home. The property is bordered by mature beech hedging, and the driveway, which can accommodate two vehicles, leads to the detached garage with power and light, and past the planted gravel borders to the main entrance with courtesy porch. Step into the welcoming hallway with cloakroom off, comprising wc and wash hand basin. To the left, the living room benefits from a remote controlled gas fire set within a travertine hearth and flows effortlessly through to the gorgeous orangery, currently enjoying life as a dining room with elegant shutters and patio doors opening to the garden. To the right, the heart of the home offers plenty of space for both dining and comfortable furniture. The kitchen comprises a range of wall and base units with integrated appliances including a five-ring induction hob, Neff slide & hide electric oven and grill, refrigerator, freezer, and dishwasher. A separate utility room houses the Ideal Logic central heating boiler and provides space, power and plumbing for additional appliances. Step outside into the private rear garden with lawn, Indian stone lower terrace, and brick pillar pergola guiding you down past planted raised beds to the upper terrace—the perfect place in which to relax and entertain at the end of the day. Back inside, stairs lead to the first floor landing. The principal bedroom has fitted wardrobes and a sumptuous en suite comprising fully tiled elevations and flooring, rainfall mixer shower in cubicle, wc, wash hand basin on vanity and ladder-style heated towel rail. The guest bedroom also benefits from fitted wardrobes, with bedroom three, a further double, overlooking the garden, as does bedroom four, a comfortable single.

Completing the accommodation, the delightful family bathroom comprises rainfall mixer shower in walk in cubicle, fully tiled elevations and flooring, wc, wash hand basin on vanity and ladder heated towel rail. With superb attention to detail throughout, including alarm system, photovoltaic cells, and air circulation system, this wonderful home has plenty to offer. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Beautifully presented family home
- Four bedrooms
- Private gardens
- Orangery
- Video and virtual tour
- c 1500 square feet of accommodation



HOME  TRUTHS

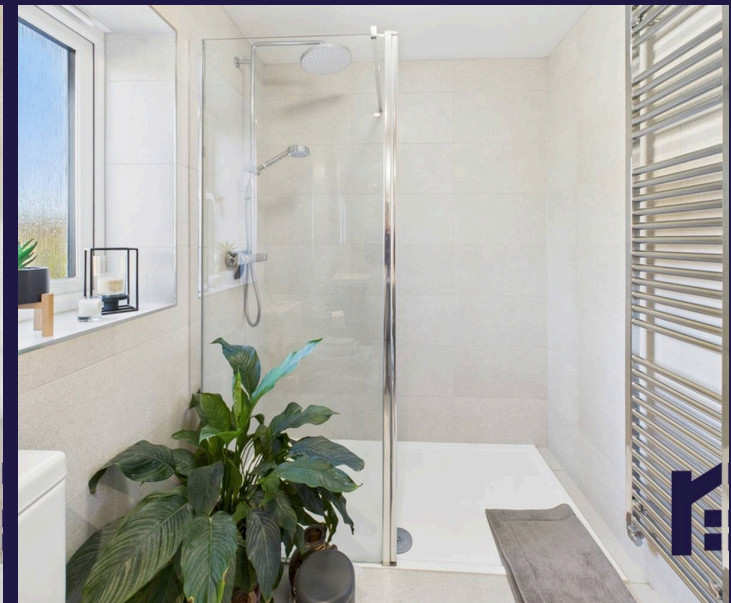
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Floor 1 Building 1



Floor 1 Building 2

Floor 2 Building 1

Approximate total area⁽¹⁾

138.1 m²

1485 ft²

Reduced headroom

1 m²

10 ft²

(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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