

HOME  TRUTHS

Armetriding Reaches, Euxton

PR7 6EB





Stunning new build executive property on a small and exclusive development offering over 2,800 square feet of accommodation with beautiful views to the rear, five double bedrooms and ample parking. Available with no upward chain.

The block paved driveway can accommodate several vehicles and leads to the garage and main entrance. Step into the impressive and welcoming hallway which gives access to all ground floor rooms comprising living room with bifold doors, snug/home office, large family room including the kitchen with bifold doors, utility/boot room and cloakroom.

Step outside onto the wonderful sun terrace in the south facing garden with views out over the river to open countryside and steps down to the lower garden with decked area and lawn.

To the first floor bedrooms one and two both benefit from en suite facilities and the three further bedrooms are served by the elegant family bathroom.

Council tax F, EPC to follow, Freehold.



- Striking detached property
- Five double bedrooms
- Double garage & ample parking
- Video and virtual tour
- Beautiful views to the rear
- No upward chain



HOME  TRUTHS

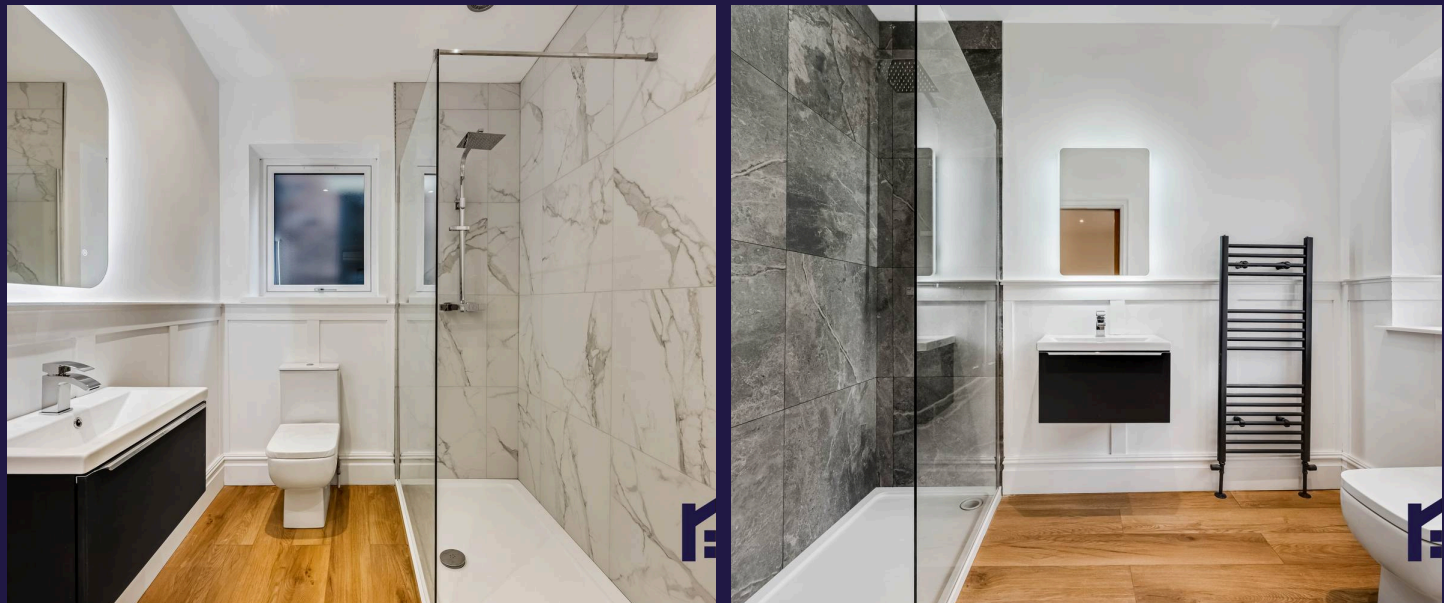
Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2

Approximate total area⁽¹⁾

2847.27 ft²

264.52 m²

Reduced headroom

16.01 ft²

1.49 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360