

HOME  TRUTHS

Grasmere Close, Euxton

PR7 6NP





A beautifully presented and versatile four-bedroom family home, offering spacious accommodation throughout, a south-facing garden, and a driveway for three vehicles. Thoughtfully designed with flexible living spaces, modern conveniences including integrated audio, and a fantastic layout for both family life and entertaining.

The property is approached via a driveway, providing off-road parking for up to three vehicles. You enter through a porch into a welcoming hallway, offering ample space for coats and shoes, along with a useful downstairs storage cupboard.

Immediately to the left is a versatile room, ideal as a fourth bedroom, home office, or playroom depending on your needs.

To the rear of the property, the spacious living room enjoys large windows allowing for plenty of natural light, complemented by a feature gas bottle fire (available through separate negotiation) creating a cosy focal point.

The kitchen is fitted with a range of wall and base units, integrated electric hob and ovens, and space for a washing machine and fridge. A breakfast bar provides a convenient area for casual dining. From here, the home flows seamlessly into a bright sun room, currently used as a dining area, overlooking the garden. In addition, a separate snug offers a perfect retreat for relaxing or family time.



Upstairs, there are three well-proportioned double bedrooms, all offering excellent space. The principal bedroom benefits from a modern ensuite featuring a large shower, WC and wash basin. The family bathroom comprises a bath with electric shower over, WC, and built-in storage.

Externally, the property boasts a south-facing garden, mainly flagged for ease of maintenance, with side access and a shed to the rear.

Further benefits include a fully boarded loft with ladder access, Cat 5 structured cabling throughout, CCTV system, and integrated audio speakers in the bathrooms.

Council tax C, EPC to follow, Freehold.

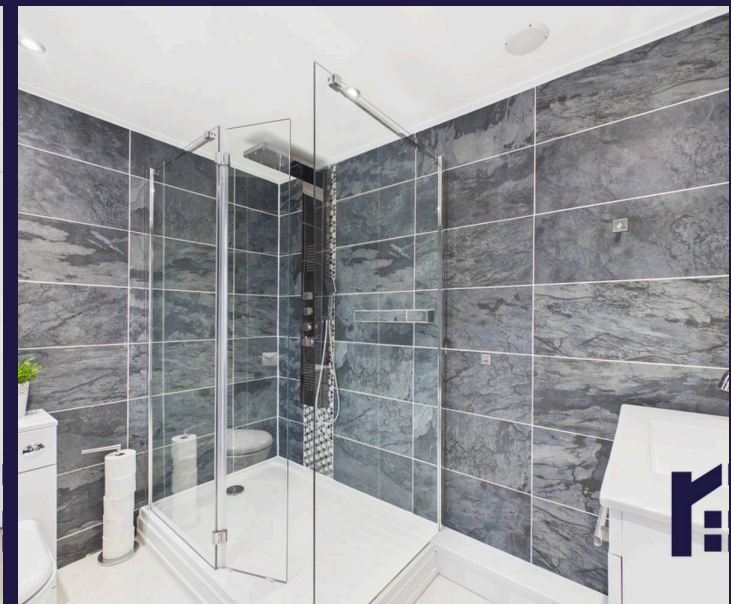


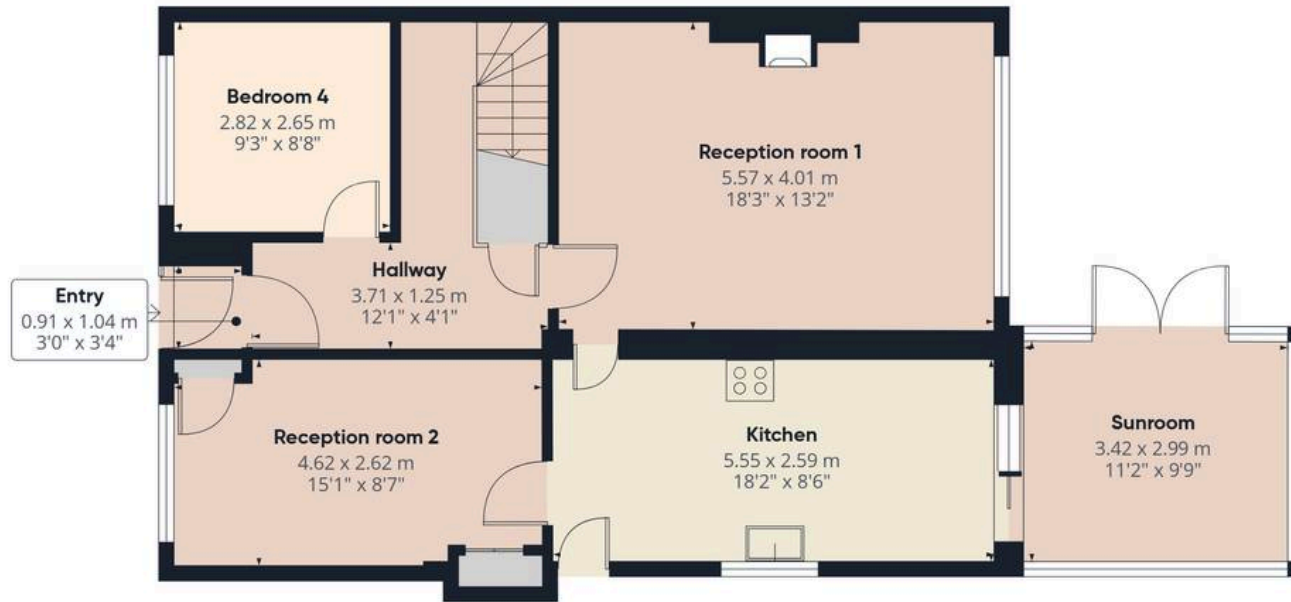
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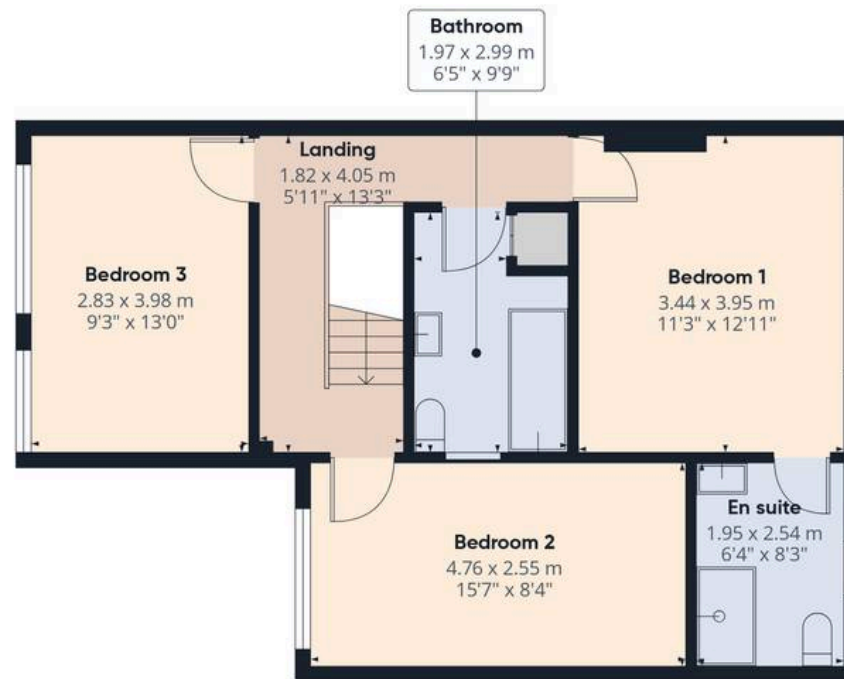
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Floor 1



Floor 2



Approximate total area⁽¹⁾

135.1 m²

1454 ft²

(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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