

Firbank, Euxton

PR7 6HP





Occupying an enviable position at the end of a quiet cul-de-sac in one of the village's most sought-after residential locations, this impressive five bedroom detached family home offers over 2,000 square feet of versatile accommodation, sits within a generous plot of approximately one third of an acre and is available with no upward chain. Wrought iron gates open onto the pressed concrete driveway, bordered by lawn and mature hedging, providing parking for four vehicles and leading to the double garage with electrically operated roller shutter door and the main entrance. Step into the vestibule and from there to the welcoming hallway, where Karndean flooring flows through much of the ground floor. To the right, the spacious L-shaped living room enjoys a feature gas fire set within an attractive hearth and offers ample space for both comfortable seating and formal dining. The snug provides a versatile second reception room, ideal as a playroom, home office or cosy sitting room. At the heart of the home, the contemporary breakfast kitchen is fitted with a comprehensive range of wall and base units complemented by Silestone work surfaces with etched drainer, kickboard lighting, an induction hob, double electric oven and grill, together with space, power and plumbing for additional appliances. Completing the ground floor are the cloakroom comprising wash hand basin, wc and ladder-style heated towel rail, a preparation kitchen offering additional storage and appliance space, and a separate laundry room. Outside, the delightful west-facing garden provides a wonderful setting for family life and entertaining. The gently sloping lawn is planted with a variety of mature trees, while a private barbecue terrace sits to the side of the property. Beyond the mature hedging lies a charming wildlife area.



Back inside, the galleried first-floor landing leads to the principal bedroom with fitted wardrobes and an en suite comprising rainfall mixer shower in cubicle, wash hand basin, wc and ladder-style heated towel rail. There are three further generous double bedrooms, one currently utilised as a home office, together with a comfortable single bedroom. The spacious family bathroom comprises a bath with screen and shower over, bidet, wash hand basin, wc and a useful linen cupboard. Offering generous living space, a substantial plot and an exceptional village location, this is a superb family home ready for its next chapter.

- Five bedroom detached property
- Over 2,000 square feet of accommodation
- Cul de sac location
- Virtual tour
- Approximately 1/3 acre plot
- No upward chain

HOME  TRUTHS

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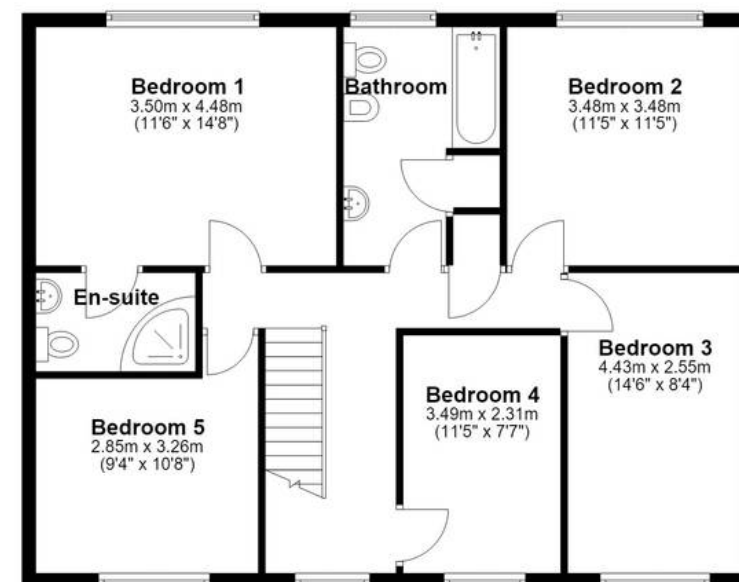
Ground Floor

Approx. 119.9 sq. metres (1291.1 sq. feet)



First Floor

Approx. 83.6 sq. metres (899.5 sq. feet)



Total area: approx. 203.5 sq. metres (2190.6 sq. feet)