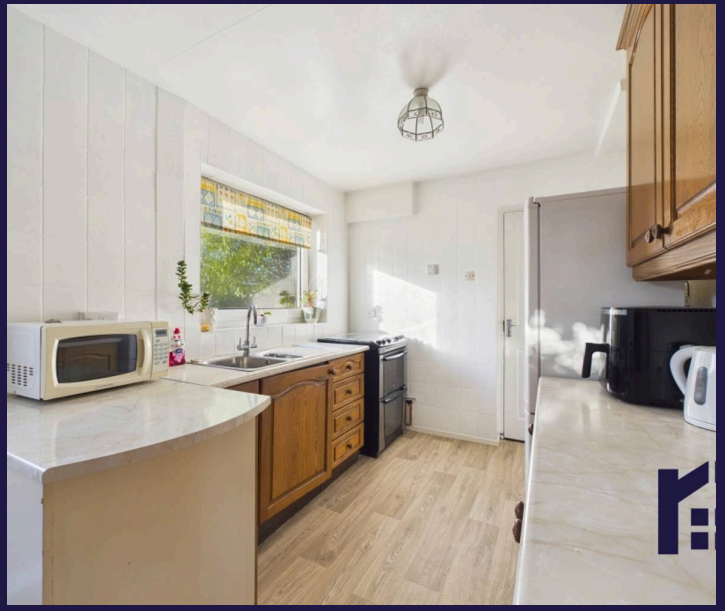

HOME TRUTHS
Park Avenue, Euxton
PR7 6JQ







Located on a quiet cul-de-sac in a popular residential area, this three bedroom semi-detached property is brimming with potential and offers an excellent opportunity for buyers looking to put their own stamp on a home. Available with no upward chain. To the front, the block paviour driveway provides parking for up to three vehicles and leads to the main entrance. Step into the hallway and from there to the well-proportioned living room. Leading off, the dining kitchen enjoys patio doors overlooking the garden and comprises a range of wall and base units, together with space, power and plumbing for appliances. A particularly useful feature is the part-converted garage, which now provides a smart, modern ground floor bathroom comprising rainfall mixer shower in walk-in cubicle, wc and wash hand basin. Completing the ground floor is a separate utility area, with the remaining section of the garage providing useful additional storage. Step outside into the well-maintained private garden, with lawn bordered by mature planting and a greenhouse. A lovely space in which to relax and entertain. Back inside, stairs rise to the first floor landing, where there are two double bedrooms and a comfortable single. The family bathroom comprises mixer shower in cubicle, wc and wash hand basin, together with a handy linen cupboard providing additional storage. With generous parking, a private garden, flexible ground floor accommodation and plenty of scope to personalise, this is a property well worth viewing.

Located on a quiet cul-de-sac in a popular residential area, this three bedroom semi-detached property is brimming with potential. Available with no upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi detached property
- Three bedrooms
- Cul de sac location
- Virtual tour
- Sought after location
- No upward chain





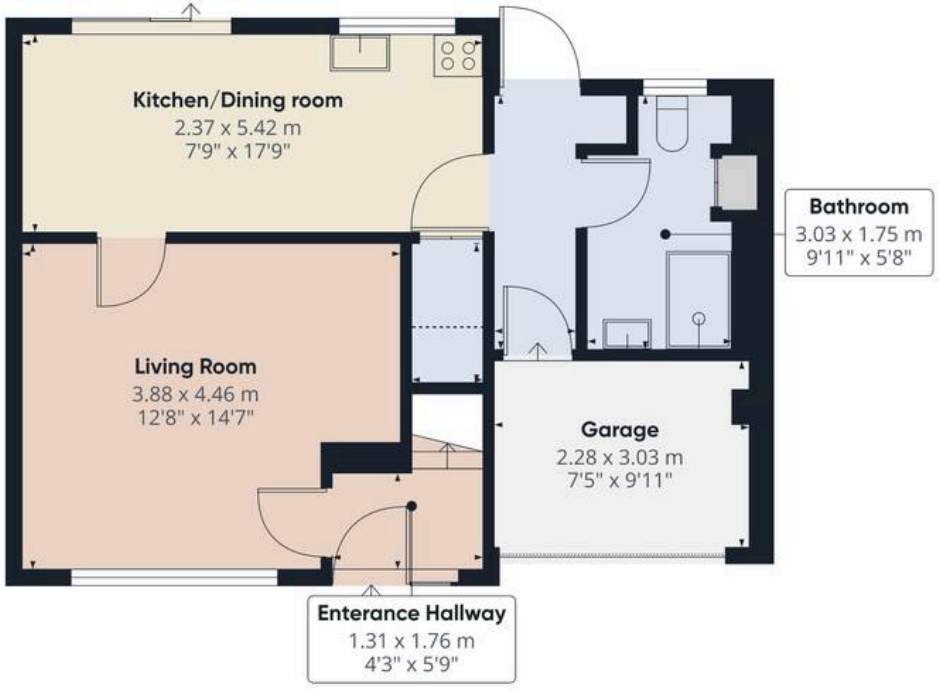


HOME TRUTHS

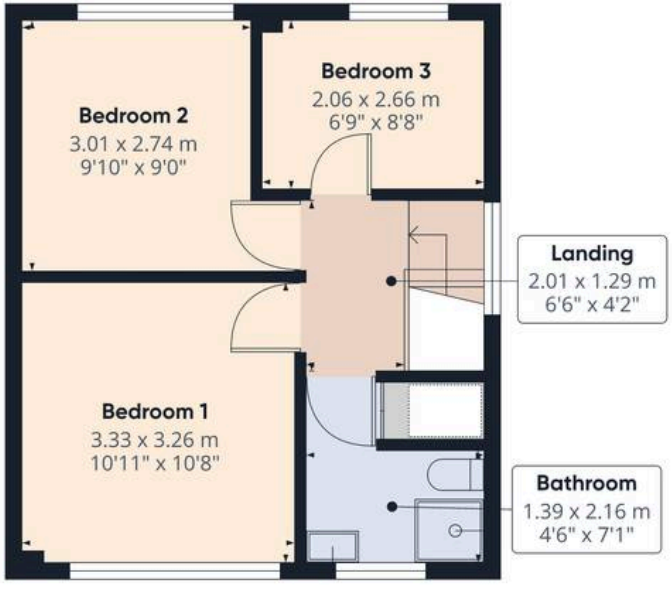
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Floor 1



Floor 2



HOME TRUTHS

Approximate total area(1)

81.4 m²

877 ft²

Reduced headroom

0.5 m²

6 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.

GIRAFFE360