

FOR SALE

36, Fieldside Avenue, Euxton, PR7 6JF

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## 36, Fieldside Avenue, Euxton, PR7 6JF

*Distinctive 3,500 SQ.FT. detached family home boasting a unique 1/2 acre plot enjoying panoramic open views*



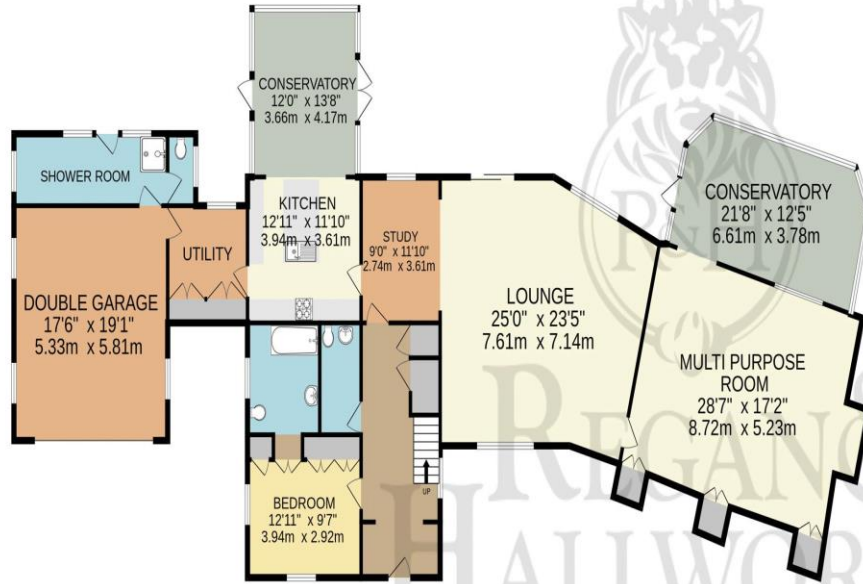
- Unique five bed detached home
- Nestled in quiet cul-de-sac
- Family kitchen with island
- Ample parking & double garage
- 1/2 acre plot with far reaching views
- Versatile home extension
- Beautiful gardens with hot tub
- 3482 SQ.FT.

Enviably tucked away at the end of a private cul-de-sac in the heart of Euxton yet enjoying stunning panoramic rural views to the rear this one-of-kind property offers buyers a unique blend of space, comfort, and versatility making it ideal for a family seeking a serene yet conveniently located home. This incredible, five-bedroom detached property offers nearly 3,500 square feet of internal living space with a wide range of notable features including: Panoramic Rural Views: Enjoy spectacular, uninterrupted countryside vistas from the elevated rear aspect, creating a tranquil and picturesque setting. Expansive 1/2 Acre Plot: The sizeable plot provides ample space for both indoor living and outdoor leisure, perfect for creating your dream lifestyle. Versatile Home Extension: A substantial extension offers exceptional flexibility for various uses, whether as a home business space, gym, studio, or additional family room. Secluded yet Convenient Location: Nestled at the end of a private cul-de-sac, this home combines serene privacy with close access to Chorley town centre, local schools, supermarkets, and excellent transport links including train stations and major motorways (M6, M61, M65). Zoned Multi-Level Garden: A beautifully designed garden features distinct levels, with patios and lawns offering space for relaxation, entertaining, and play—plus a designated hot tub area for ultimate seclusion and luxury. Designated Hot Tub Area: The garden boasts a dedicated hot tub house, perfect for unwinding while enjoying the serene surroundings plus an inside changing area & shower room. Ideal for Families: Spacious, well-appointed bedrooms, a modern kitchen with a central island and breakfast bar, and a luxurious four-piece family bathroom make this property a perfect fit for family life. Generous Parking and Garage: The extensive frontage has two driveways and accommodates multiple vehicles, leading to the double integrated garage for convenience and practicality.

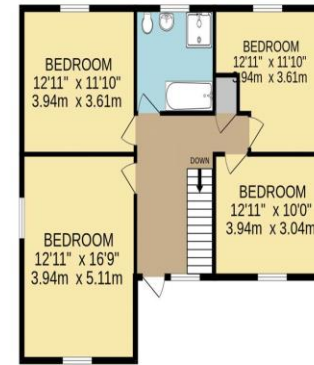




GROUND FLOOR  
2634 sq.ft. (244.7 sq.m.) approx.



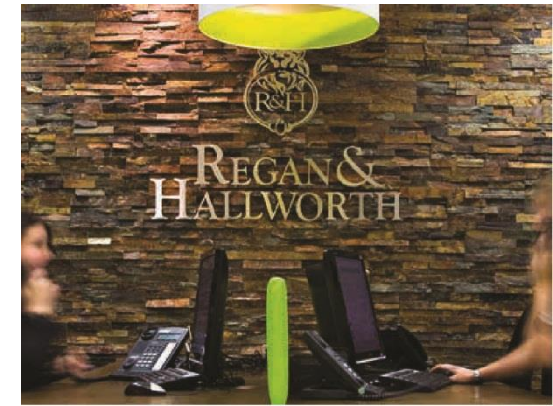
1ST FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



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TOTAL FLOOR AREA : 3482 sq.ft. (323.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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