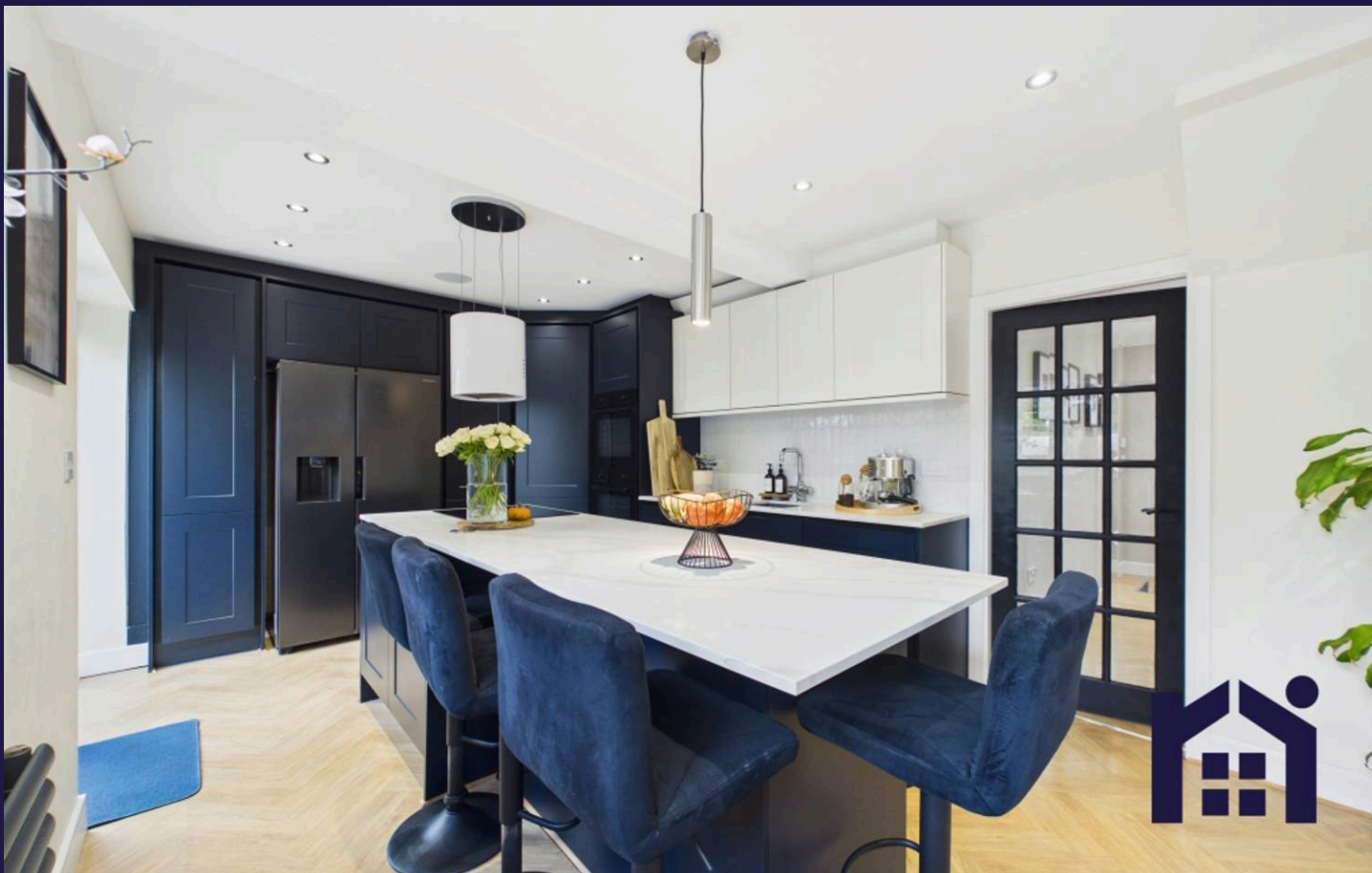


HOME  TRUTHS

Chestnut Avenue, Euxton

PR7 6BS



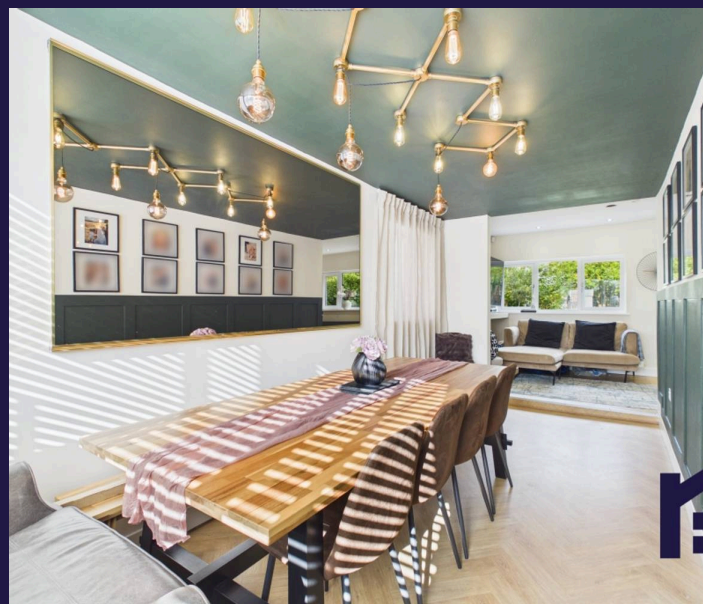


A superb and substantially extended four-bedroom semi-detached family home, beautifully renovated throughout approximately four years ago and situated in the heart of Euxton. Offering generous and versatile accommodation, this impressive property combines contemporary finishes with thoughtful design, featuring a stunning open-plan kitchen, multiple reception areas, a luxurious family bathroom and an extensive rear garden.

The property makes a fantastic first impression, with its smart rendered frontage and spacious paved driveway providing off-road parking for up to three vehicles.

Step inside to discover beautifully presented accommodation, with a spacious lounge featuring a large bay window, log-burning stove and stylish media wall. To the rear lies the true heart of the home, an impressive L-shaped open-plan kitchen, dining and living space, perfectly designed for modern family life and entertaining.

The stunning bespoke Howdens kitchen features quartz worktops, extensive cabinetry, a full-height corner pantry, pull-out larder cupboards and a central island with seating for four. Integrated appliances include two electric ovens, an induction hob, boiling-water tap, dishwasher and wine fridge. Large sliding doors open directly onto the rear garden, whilst an informal seating area and beautifully converted former garage provide additional versatile living space.



To the first floor are four generously proportioned double bedrooms, one currently utilised as a dressing room. The luxurious family bathroom has been completely renovated and enlarged, featuring a freestanding bath, separate walk-in waterfall shower and double vanity unit with twin washbasins.

Externally, the exceptionally long rear garden enjoys sunshine throughout much of the day, with generous hardstanding areas ideal for outdoor dining and entertaining. A useful storage shed and gated side access add further convenience.

Euxton offers a wonderful balance of village living and everyday convenience, with local shops, cafés, traditional pubs and countryside walks nearby. The village is particularly popular with families, benefiting from highly regarded primary schools and excellent transport connections.

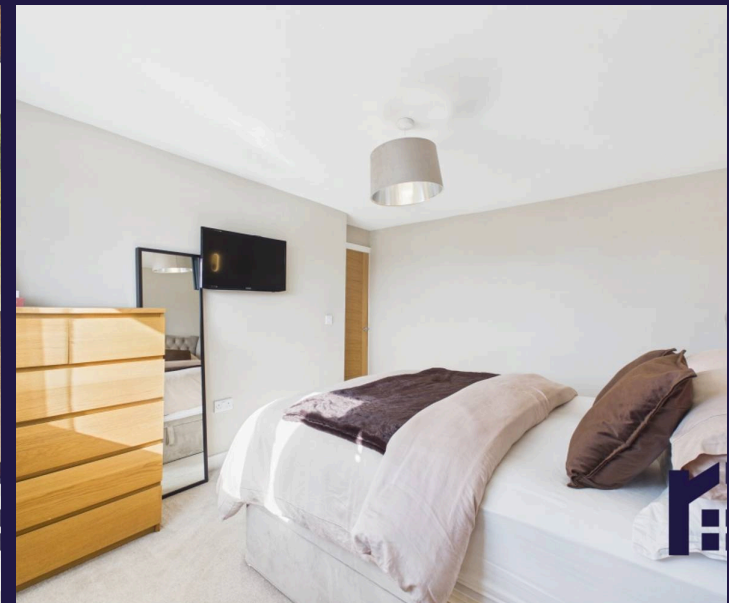
Council tax, C, EPC D, Freehold.

HOME  TRUTHS

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Floor 1



Floor 3

Approximate total area⁽¹⁾

111.5 m²

1200 ft²

Reduced headroom

1.1 m²

12 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

