



Beech Avenue, Euxton

PR7 6AZ





Tucked away at the end of a quiet cul-de-sac, close to excellent schools and local amenities, this well-presented three bedroom family home offers almost 900 square feet of accommodation, generous parking and is available with no upward chain. To the front, the substantial driveway comfortably accommodates up to four vehicles and leads to the main entrance. Step into the welcoming hallway and through to the spacious living room, made warm and inviting by a charming multi-fuel stove. To the rear, the dining kitchen comprises a range of wall and base units with integrated double electric oven and grill, electric hob, and space, power and plumbing for additional appliances. Leading off is the conservatory, enjoying pleasant views over the garden and featuring patio doors opening directly outside, creating an excellent additional reception or dining space. Step out into the private rear garden, with sun terrace, lawn bordered by mature shrubs, and the added benefit of additional secure parking with car port — ideal for families or those with multiple vehicles. Back inside, stairs rise to the first floor. Bedroom one is a generous double to the front, with bedroom two a second double overlooking the rear garden. Bedroom three is a single. Completing the accommodation, the family bathroom comprises bath with screen and mixer shower over, wc and wash hand basin. Offering space, practicality and a superb location, this is a wonderful place to call home so do get in touch to arrange a viewing and make it yours.



At the end of a quiet cul-de-sac, close to excellent schools and local amenities, this three bedroom family home offers c 900 square feet, generous parking and is available with no upward chain. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

- Spacious semi detached property
- Ample off road parking
- Three bedrooms
- Cul de sac location close to excellent schools
- Virtual tour
- No upward chain



HOME  TRUTHS

Eccleston Branch

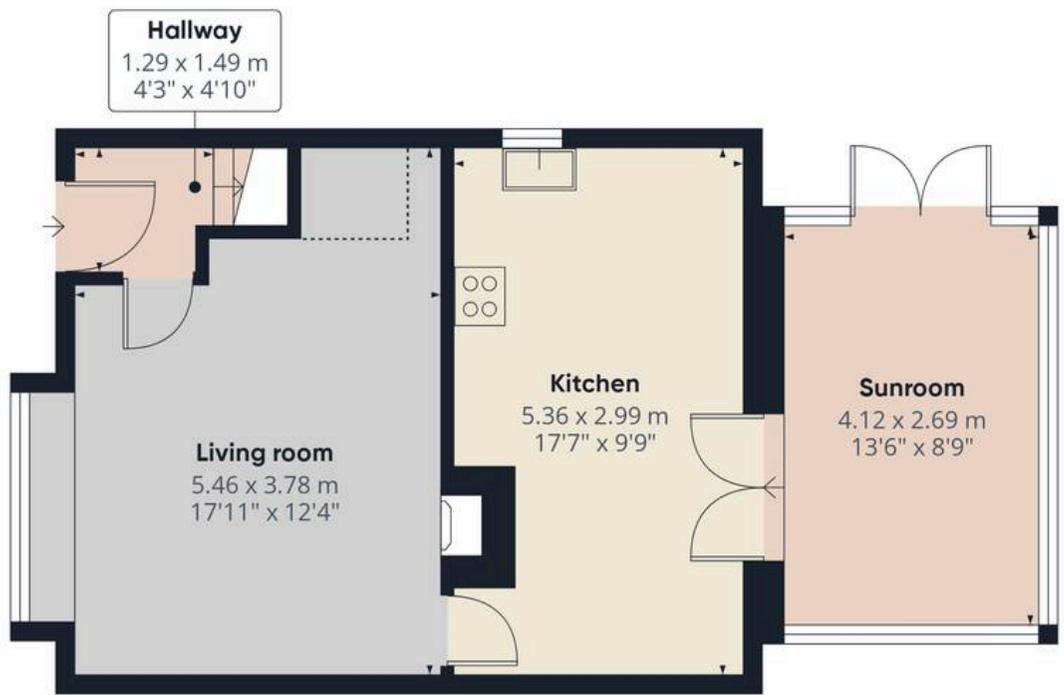
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Floor 1



Floor 2



<b>Approximate total area<sup>(1)</sup></b>
82.5 m <sup>2</sup>
889 ft <sup>2</sup>
<b>Reduced headroom</b>
0.9 m <sup>2</sup>
10 ft <sup>2</sup>

(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.