

# GUILDHALL

SALES & LETTINGS



## 7 Euxton Hall Mews

Euxton, PR7 6QE

Offers Over Offers Over £325,000



A BEAUTIFUL THREE BEDROOM FAMILY HOME

Welcome to Euxton Hall Mews, a charming terraced cottage nestled in the picturesque village of Euxton. This stunning and unique property boasts three beautiful bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you are greeted by a spacious living room, ideal for relaxing with family and friends. The property also features a spacious kitchen benefitting a superb oak breakfast bar for added convenience.

One of the highlights of this property is the peaceful gardens that surround it, providing a tranquil escape from the hustle and bustle of everyday life. Whether you enjoy gardening or simply relaxing outdoors, this property offers the perfect setting for both.

Don't miss the opportunity to make this cottage your new home. With its characterful features and desirable location, Euxton Hall Mews is a property not to be missed. Contact us today to arrange a viewing and start envisioning your life in this wonderful home.



## Ground Floor

### Entrance Porch 5'11 x 3'9 (1.80m x 1.14m)

Hardwood double glazed front door and windows, parquet flooring and hardwood single glazed door to hall.

### Hall 6'5 x 5'11 (1.96m x 1.80m)

Central heating radiator, parquet flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area 17'1 x 13'1 (5.21m x 3.99m)

Hardwood double glazed window, central heating radiator, range of wall and base units with quartz worktops and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, four burner glass hob and extractor hood, integrated high rise oven and microwave, integrated fridge freezer, dishwasher and washing machine, breakfast bar with solid oak worktop, spotlights and Karndean flooring.

### Reception Room 22'4 x 12'0 (6.81m x 3.66m)

Hardwood full length double glazed window, central heating radiator, coving to ceiling, exposed stone elevations, gas fire with stone fireplace, television point and solid oak flooring.

## First Floor

### Landing 18'5 x 6'6 (5.61m x 1.98m )

Central heating radiator, coving to ceiling, exposed wooden beams, doors leading to two bedrooms, family bathroom, understairs storage and stairs to further landing.

### Bedroom One 16'2 x 12'5 (4.93m x 3.78m )

Hardwood double glazed window, UPVC double glazed Velux window, central heating radiator, exposed wooden beams, wooden flooring and storage cupboard.

### Bedroom Two 12'10 x 9'8 (3.91m x 2.95m)

Hardwood double glazed window, central heating radiator, coving to ceiling and exposed wooden beams.

### Bathroom 6'10 x 6'6 (2.08m x 1.98m )

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding with mixer tap, tiled elevations and vinyl tiled flooring.

## Second Floor

### Landing 14'1 x 3'2 (4.29m x 0.97m )

Overhead storage, exposed wooden beams, doors leading to bedroom bedroom, shower room and water tank.

### Bedroom Three 11'3 x 9'10 (3.43m x 3.00m)

Hardwood double glazed Velux window, central heating radiator and exposed wooden beams.

### Shower Room 7'6 x 6'4 (2.29m x 1.93m )

Hardwood double glazed window, dual flush WC, vanity top wash basin with tiled splashback, electric feed shower enclosed, spotlights, exposed wooden beams and ceramic tiled flooring.

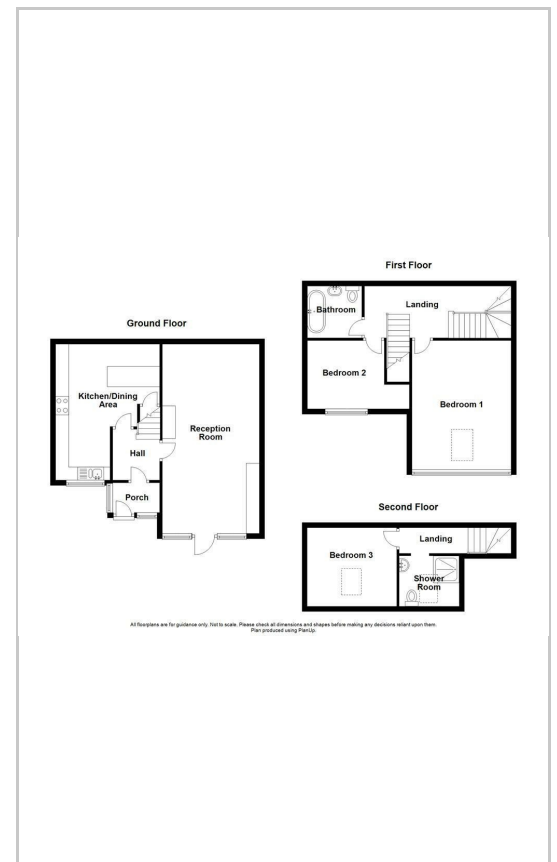
## External

Garden with laid to lawn, paved patio, mature shrubbery, allocated parking for two vehicles, communal gardens surrounding and allocated brick shed.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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