



Grange Drive, Euxton

PR7 5NZ





Tucked away at the end of a quiet cul-de-sac in a highly sought-after village location, this spacious three bedroom true bungalow offers over 1,100 square feet of beautifully maintained accommodation and is available with no upward chain, making it ready to move straight into. The tarmac driveway provides parking for two vehicles and leads to the garage, complete with electric up-and-over door, as well as the courtesy porch and main entrance. Step into the welcoming hallway and through to the generous L-shaped living room, which offers ample space for both dining and comfortable seating, and benefits from a gas fire set within a stone hearth together with patio doors overlooking the garden. Leading off is the conservatory, enhancing the overall reception space and allowing you to enjoy the garden throughout the seasons. The modern kitchen comprises a range of wall and base units with integrated appliances including double electric oven and grill, electric hob, refrigerator, freezer and dishwasher, along with a breakfast bar and additional space, power and plumbing for further appliances. The principal bedroom benefits from fitted wardrobes and a stylish en suite with fully tiled elevations and flooring, mixer shower, wc, vanity wash hand basin and heated towel rail. Bedroom two is also a comfortable double, while bedroom three makes an ideal guest room, dressing room or home office. Completing the accommodation, the family bathroom comprises bath with screen and mixer shower over, wc, vanity wash hand basin, heated towel rail and fully tiled finishes. Externally, the south-facing rear garden is a delightful and private space, featuring a sun terrace leading to a lawn bordered by mature planting, creating the perfect setting for relaxing or entertaining. Offering generous single-level living in a peaceful village setting, this is a wonderful opportunity home.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Striking true bungalow
- Cul de sac location
- South facing garden
- Three bedrooms
- Virtual tour
- No upward chain

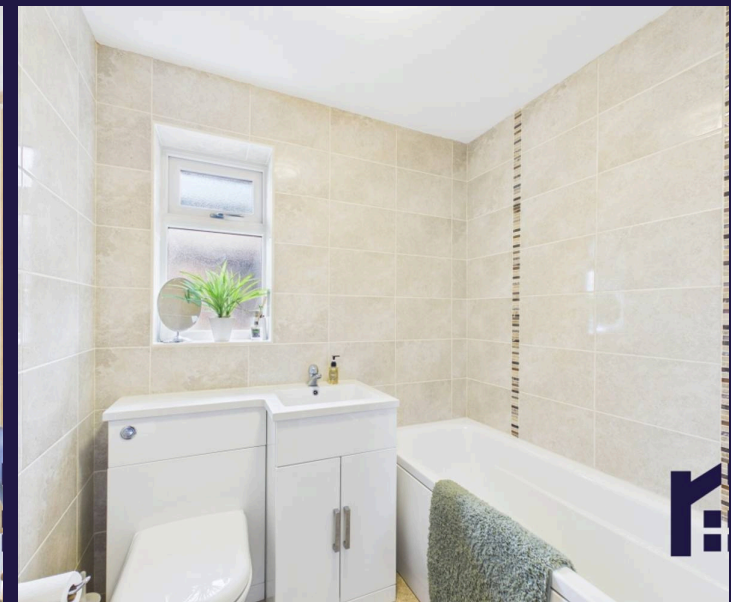
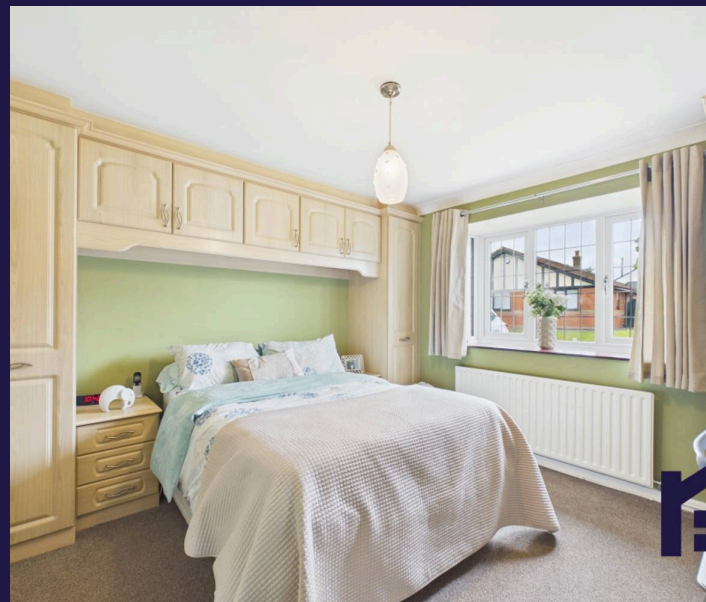


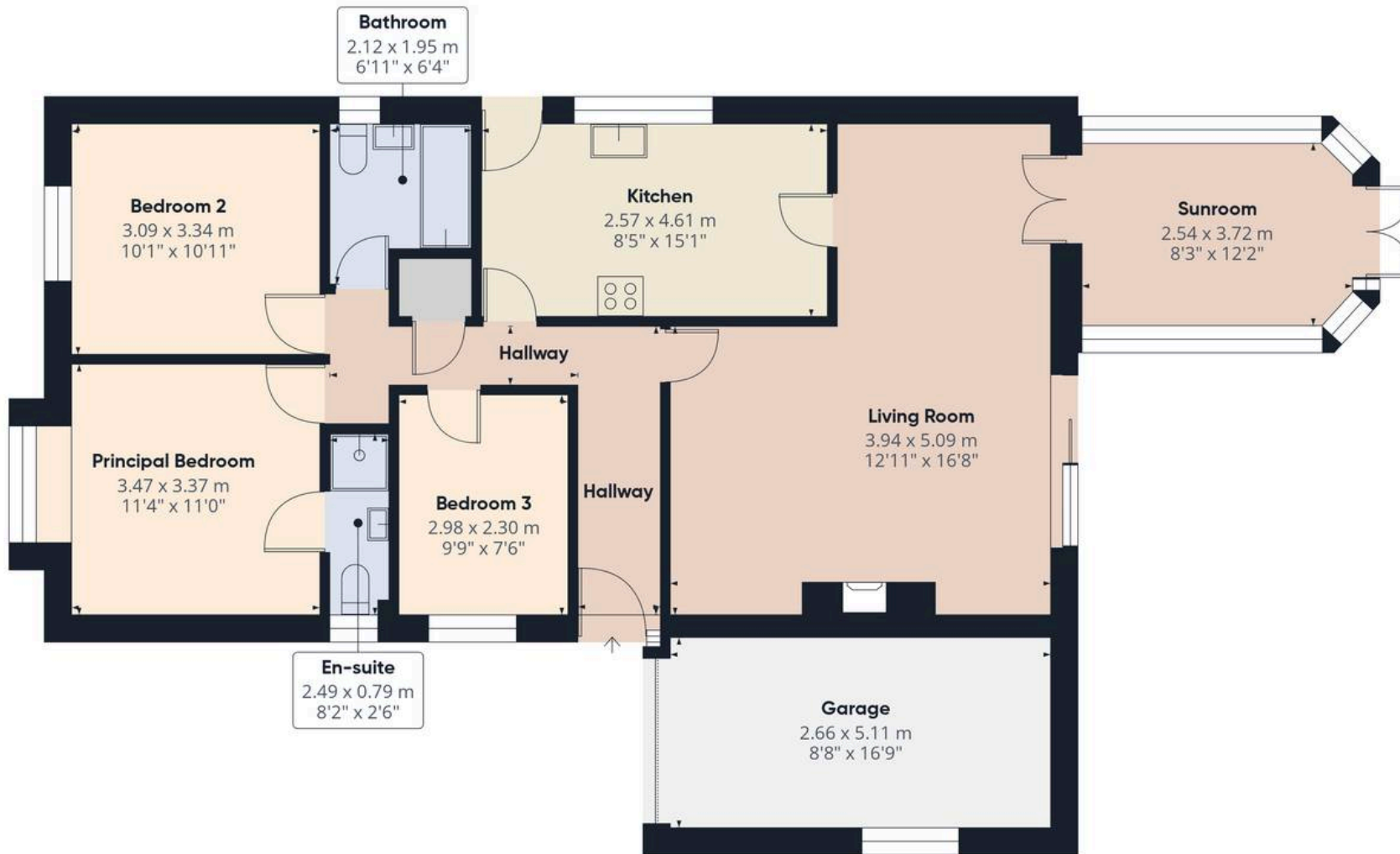
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Approximate total area<sup>(1)</sup>

108.1 m<sup>2</sup>  
1162 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

