

9 Yew Tree Avenue, Euxton, Chorley, PR7 6BH



Offers Around £215,000

Three bedroom semi detached freehold property. Located in a popular and quiet residential location. Close to local schools, shops, good transport links and all local amenities. Fully double glazed gas central heating, gardens front and rear, driveway and garage. Sold with vacant possession and no onward chain viewing recommended to appreciate the location and all that is on offer.

- Semi Detached
- Vacant Possession
- Off Road Parking
- Quiet Residential Location
- EPC Rating C
- Three Bedroom
- Garage
- Garden Front And Rear
- Freehold
- Council Tax Band B



Spacious three bedroom semi detached freehold property, located in a very popular and quiet residential location. Close to local shops, primary and secondary schools good transport links and all local amenities. The property comprises:- Hallway, lounge, dining room, kitchen, bathroom. To the first floor there are three bedrooms. To the outside there is gardens front and rear with off road parking and a garage. Fully double glazed and gas central heating. This home is sold with vacant possession and no onward chain, viewing recommended to appreciate the location and all this property has to offer.

Entrance Hall 9'1" x 6'1" (2.76m x 1.85m)

UPVC frosted double glazed window to side, double radiator, stairs, uPVC double glazed entrance door to front, door to Storage cupboard,

Lounge 16'0" x 11'3" (4.88m x 3.44m)

UPVC double glazed window to front, fireplace with feature wooden surround, double radiator, :

Dining Room 9'6" x 8'2" (2.89m x 2.49m)

UPVC double glazed window to rear, double radiator.

Kitchen 9'6" x 9'2" (2.89m x 2.80m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric oven, electric hob with extractor hood over, uPVC double glazed window to rear, open plan, uPVC double glazed frosted entrance door to side, :

Garage 17'11" x 8'0" (5.47m x 2.45m)

Detached pre-fabricated single garage, small glazed window to side, window to side, Up and over door.

Landing 14'6" x 6'7" (4.43m x 2.00m)

UPVC frosted double glazed window to side, door to:

Bedroom 1 11'7" x 14'9" (3.52m x 4.50m)

UPVC double glazed window to front, double radiator, :

Bedroom 2 10'6" x 11'5" (3.19m x 3.47m)

UPVC double glazed window to rear, double radiator, door to Storage cupboard, :

Bedroom 3 7'5" x 9'1" (2.27m x 2.78m)

UPVC double glazed window to rear, double radiator.

Bathroom 6'7" x 6'1" (2.01m x 1.85m)

Three piece suite with deep panelled bath, pedestal wash hand basin, shower with over and shower curtain and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side, .



Outside Front

driveway to side of house, front garden with mature planting.

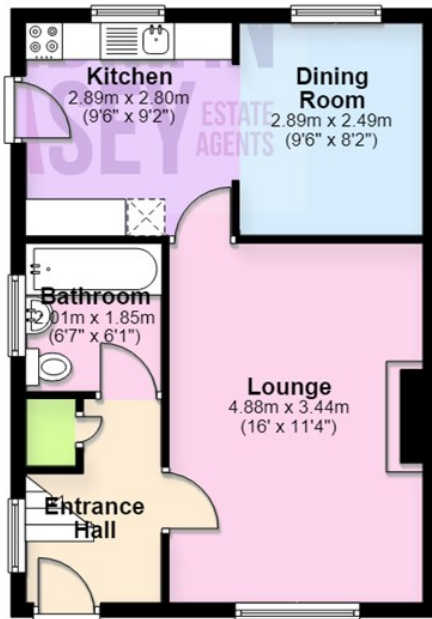
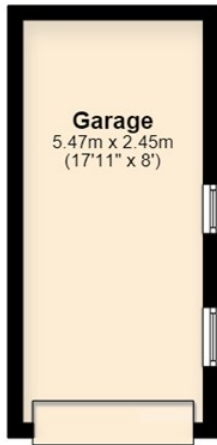
Outside Rear

Enclosed garden area with mature planting.



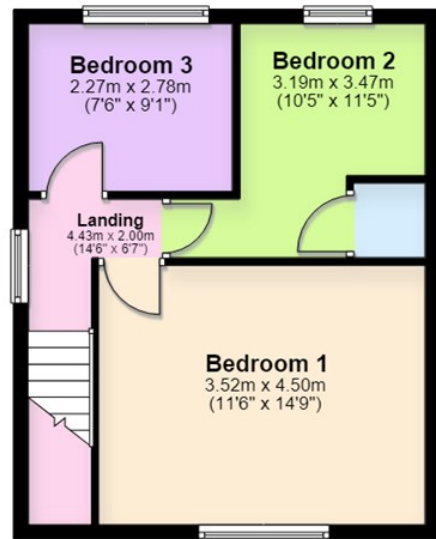
Ground Floor

Approx. 55.8 sq. metres (601.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 92.7 sq. metres (998.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	88
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

