

Washington Lane, Euxton

PR7 6DE





Wonderfully versatile individual detached property offering over 2,100 square feet of accommodation, four double bedrooms and a flexible layout ideally suited to multigenerational living, with excellent potential for annex-style accommodation. Occupying a private position with a south-east facing garden and views over open countryside, this is a generous and highly adaptable family home. The front garden is beautifully screened by mature hedging, while the driveway provides parking for up to four vehicles and leads to the garage, which benefits from space and power for appliances, and to the main entrance. Step into the welcoming hallway and from there to the spacious sitting room, offering ample room for both dining and comfortable furniture. To the rear, the impressive living room flows seamlessly into the conservatory, which enjoys delightful views over the garden and countryside beyond. The adjacent study provides an excellent home office but would be equally suited to use as a craft room, playroom or quiet retreat. At the heart of the home, the kitchen comprises a range of wall and base units with breakfast bar and integrated appliances including full-height refrigerator and freezer, electric hob, double electric oven and grill, dishwasher and washing machine. Completing the ground floor is bedroom four, a comfortable double bedroom, together with the elegant bathroom featuring fully tiled walls and flooring, rainfall mixer shower in walk-in cubicle, wash hand basin, wc and ladder-style heated towel rail. Step outside onto the Indian stone upper terrace and into the exceptionally private, low-maintenance south-east facing garden. Resin-bonded hard surfaces are surrounded by well-stocked borders, creating an attractive and practical outdoor space with wonderful views across fields and mature trees. Back inside, stairs rise to the first-floor landing with generous eaves storage.

The principal bedroom benefits from fitted wardrobes and a stylish en suite comprising rainfall mixer shower in walk-in cubicle, floating wash hand basin, wc and ladder-style heated towel rail. Bedroom two also has fitted wardrobes, while bedroom three enjoys a lovely approach and would make an excellent guest bedroom. Completing the first floor, the family bathroom comprises bath, bidet, wash hand basin, wc, ladder-style heated towel rail and useful linen cupboard. Offering exceptional flexibility, generous accommodation and delightful outside space, this individual home provides a rare opportunity for those seeking multigenerational living, annex-style potential or simply a substantial family home with room to adapt as needs change.

- Individual detached property
- Over 2,100 square feet of versatile accommodation
- Potential for a ground floor annex
- Four double bedrooms
- Virtual tour
- Open aspects to the rear



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Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

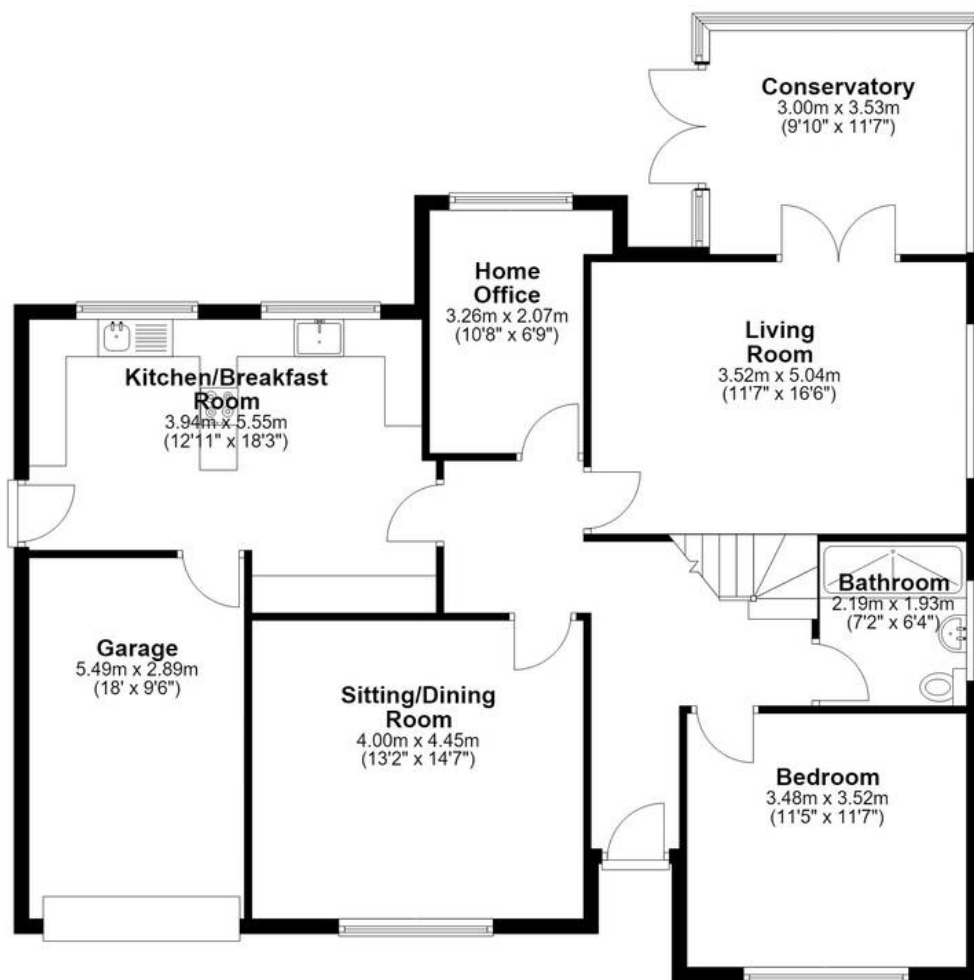
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



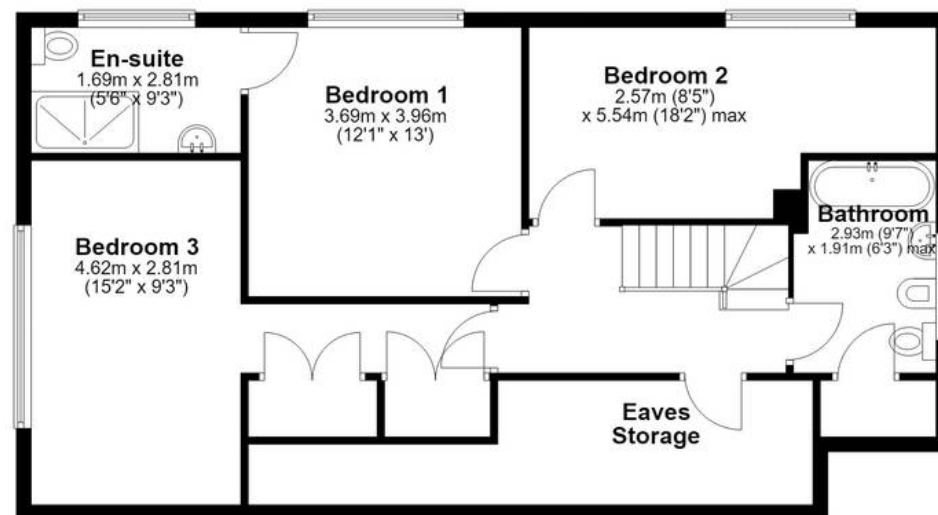
Ground Floor

Approx. 121.4 sq. metres (1307.1 sq. feet)



First Floor

Approx. 77.9 sq. metres (839.0 sq. feet)



Total area: approx. 199.4 sq. metres (2146.1 sq. feet)