

HOME  TRUTHS



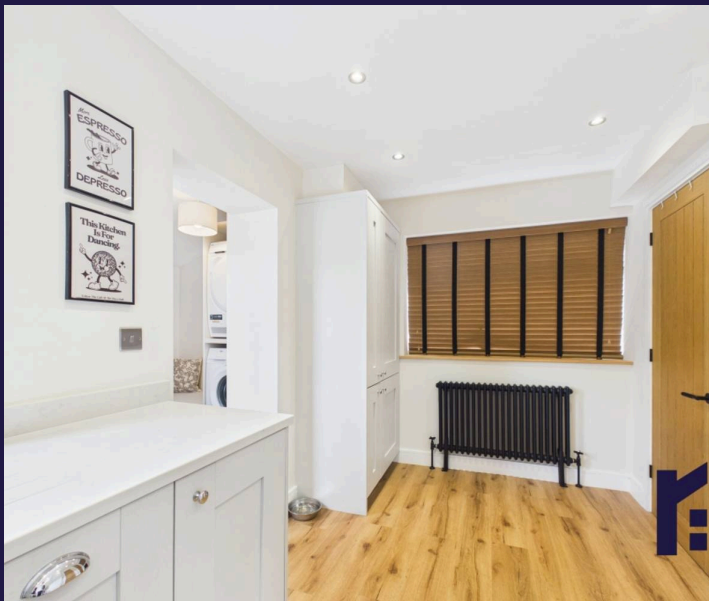
St. Marys Gate, Euxton

PR7 6AH





Wonderful three bedroom semi-detached property occupying a peaceful cul-de-sac location, with ample off-road parking, a generous rear garden and within easy reach of excellent schools and village amenities. Well presented throughout, this is an ideal home for growing families and first-time buyers alike. The crushed slate driveway provides parking for up to three vehicles and leads to the main entrance. Step into the welcoming hallway and from there to the well-proportioned living room, a comfortable space to relax with family and friends. To the rear, the stylish dining kitchen forms the heart of the home, comprising a range of wall and base units complemented by quartz work surfaces with etched drainer. Integrated appliances include an induction hob, electric oven and grill, dishwasher, refrigerator and freezer, with ample space for family dining and views over the garden. Completing the ground floor are the separate utility/boot room, offering additional storage together with space, power and plumbing for further appliances, and the cloakroom comprising wc. Step outside into the delightful rear garden, where upper and lower terraces provide plenty of space for outdoor entertaining. The upper terrace features a barbecue area, whilst the generous lawn offers the perfect place for children to play or simply to relax and enjoy the surroundings. Back inside, stairs rise to the first-floor landing. The principal bedroom benefits from built-in wardrobes, bedroom two is a generous double, and bedroom three is a comfortable single overlooking the rear garden. The contemporary family bathroom comprises a bath with screen and rainfall shower over, wash hand basin set on a vanity unit and wc. Offering excellent living space, a superb garden and a highly convenient location, this lovely family home has plenty to offer.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi detached property
- Three bedrooms
- Large garden
- Cul de sac location
- Virtual tour
- Close to schools and amenities



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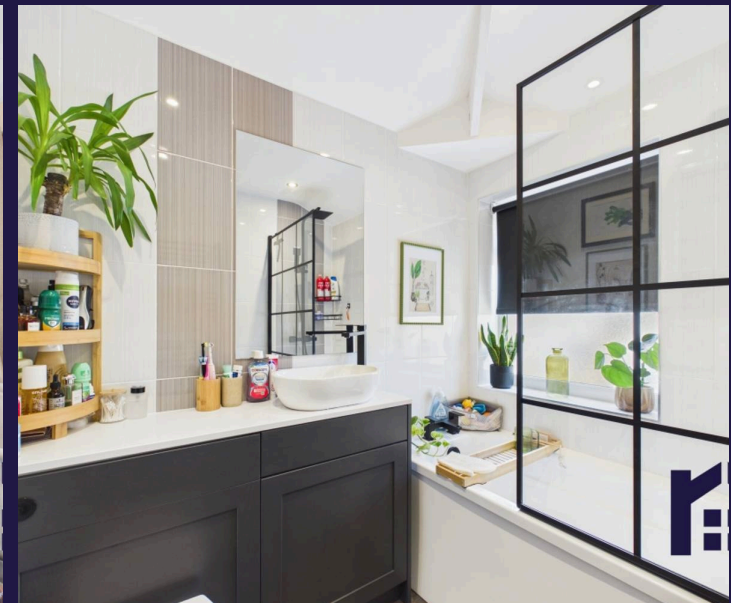
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

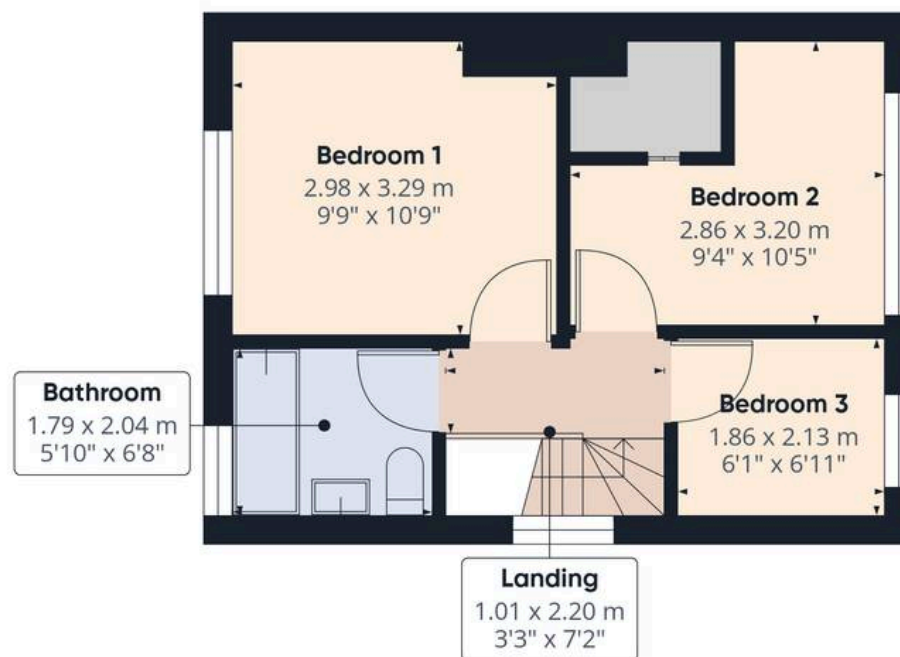
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2



Approximate total area⁽¹⁾

61.1 m²

657 ft²

Reduced headroom

0.3 m²

3 ft²

(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.

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