

HOME  TRUTHS



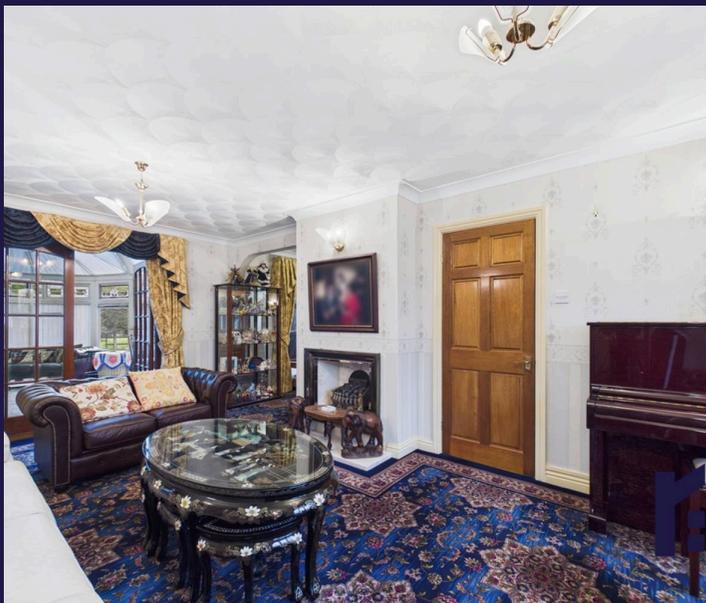
The Croft, Euxton

PR7 6LH





Tucked away at the end of a quiet cul-de-sac in a highly sought-after area of Euxton, this impressive four double bedroom detached residence offers over 2,700 square feet of versatile accommodation and presents a rare opportunity for modernisation or further development (subject to the usual consents). The driveway provides ample parking and leads to the double garage with electric doors and the main entrance. Step into the vestibule and through to the spacious and welcoming hallway, complete with walk-in cloakroom and wc. To the left, the living and dining rooms are connected by an archway, creating excellent flow for entertaining, while to the right is a delightful snug, ideal as a cosy retreat or home office. To the rear, two large conservatories span the width of the property, both enjoying views over the garden and providing additional, light-filled living space. The sizeable dining kitchen comprises a range of wall and base units with integrated gas hob, double electric oven and grill, and microwave, along with space, power and plumbing for additional appliances. A separate utility room leads off for further practicality. Step outside into the private, south-facing rear garden, featuring a striking waterfall water feature and enjoying open countryside views beyond, creating a peaceful and scenic backdrop. Back inside, stairs rise to the first-floor landing. The principal bedroom benefits from built-in wardrobes and an en suite with shower in cubicle, wc and wash hand basin. There are three further generous double bedrooms, each with fitted storage, along with a four-piece family bathroom. A substantial family home with outstanding potential in a prime location so do give us a call to arrange a viewing.



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Tenure: Freehold

EPC Energy Efficiency Rating: C

- Impressive detached property
- Cul de sac location
- Four double bedrooms
- South facing garden
- Virtual tour
- Over 2,700 square feet

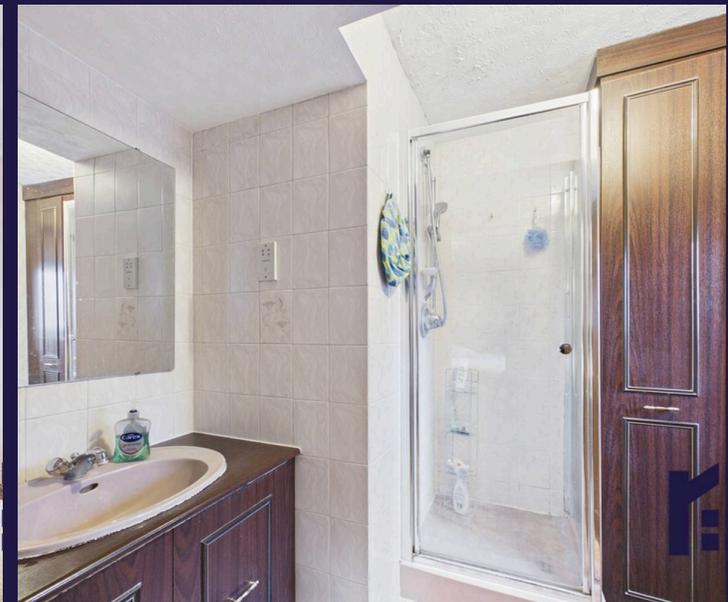


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Floor 1



Floor 2

Approximate total area⁽¹⁾

255.4 m²

2749 ft²

Reduced headroom

1.4 m²

15 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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