

HOME  TRUTHS



Shaw Green Crescent, Euxton

PR7 6QR



This attractive detached property enjoys a desirable position on a corner plot within a popular residential location, offering spacious and well-planned accommodation together with a private southwest-facing walled garden, detached garage and excellent energy efficiency credentials. Available with no upward chain, the property is perfectly suited to modern family living. Step inside to the welcoming entrance hallway, where a convenient cloakroom comprises a wc and wash hand basin. To the front of the property, the well-proportioned living room is a stylish and relaxing space, enhanced by a contemporary panelled feature wall and plenty of natural light. To the rear lies the heart of the home — a superb open-plan dining kitchen with ample space for both dining and comfortable seating. The kitchen is fitted with a range of modern wall and base units together with a breakfast bar and integrated appliances including an induction hob, double electric oven and grill, refrigerator, freezer, dishwasher and washing machine. Patio doors open directly onto the private southwest-facing rear garden, creating an ideal space for both everyday living and entertaining. The garden features a decked seating area, lawn and gated access to the detached garage, which benefits from power and lighting. In addition, a two-car driveway to the front of the garage is complemented by an EV charging point. To the first floor, the landing provides access to the loft and a useful airing cupboard. The principal bedroom enjoys the benefit of an en suite shower room comprising a mixer shower in cubicle, wc, wash hand basin and ladder-style heated towel rail. Bedrooms two and three are both comfortable double rooms overlooking the rear garden, while the family bathroom is fitted with a bath, wc, wash hand basin and ladder-style heated towel rail.



Further enhancing the property's appeal are the solar panels, helping to improve energy efficiency and contributing to the excellent EPC rating. Combining modern styling, generous accommodation and a sought-after location, this wonderful home offers everything required for contemporary family life.

- Delightful detached property
- Three double bedrooms
- Corner plot with south facing walled garden
- 900 square feet of accommodation
- Virtual tour
- No upward chain



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Eccleston Branch

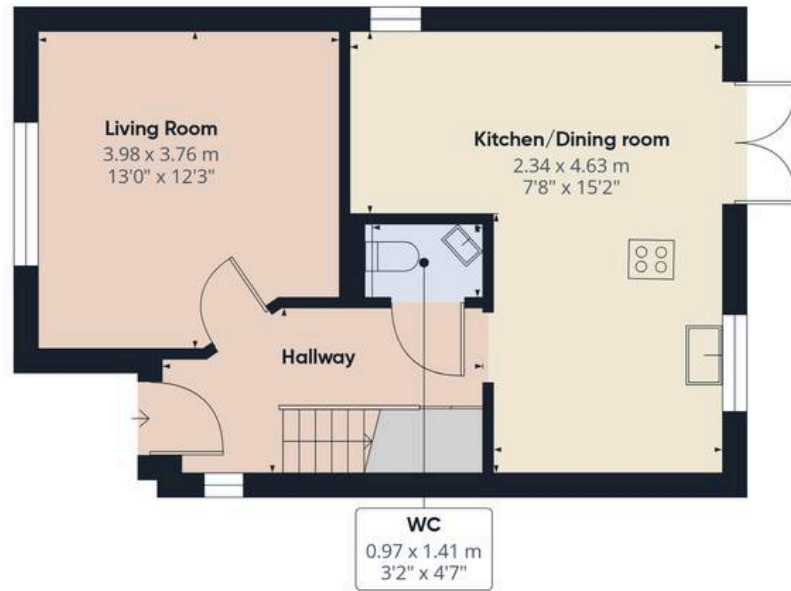
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Floor 1



Floor 2



Approximate total area⁽¹⁾

83.7 m²
901 ft²

(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.

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