

HOME  TRUTHS

Greenside, Euxton

PR7 6AT





Spacious semi-detached family home offering over 1,000 square feet of accommodation, three good-sized bedrooms and a generous west-facing garden. Occupying a popular residential location within easy reach of excellent schools, primary transport routes and local amenities, this is a superb opportunity for families and is available with no upward chain. To the front, the driveway provides parking for up to three vehicles and leads to the car port, garage and main entrance. Step into the welcoming hallway with wc off, and from there to the rear-facing living room, featuring a charming gas fire set within a hearth. Reception room two offers excellent flexibility and would make an ideal dining room, playroom or home office. The kitchen comprises a range of wall and base units with space, power and plumbing for appliances, with a separate utility area leading off. Step outside into the generous west-facing garden, where a lazy lawn is complemented by a sun terrace, shed and greenhouse. This is an excellent outdoor space for relaxing, entertaining and enjoying the afternoon and evening sunshine. Back inside, stairs rise to the first-floor landing with two spacious double bedrooms and a very comfortable single bedroom. Completing the accommodation, the modern bathroom comprises mixer shower in corner cubicle, wash hand basin, wc and airing cupboard housing the Vaillant central heating boiler. Offering generous accommodation, excellent outside space and convenient access to schools, transport links and amenities, this is a lovely family home with plenty to offer so do get in touch to arrange a viewing and make it yours.



Spacious semi-detached family home offering over 1,000 square feet of accommodation, three good-sized bedrooms and a generous west-facing garden.

No upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious semi detached property
- Three good sized bedrooms
- Over 1000 square feet
- Virtual tour
- West facing rear garden
- Ample parking and garage



HOME  TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

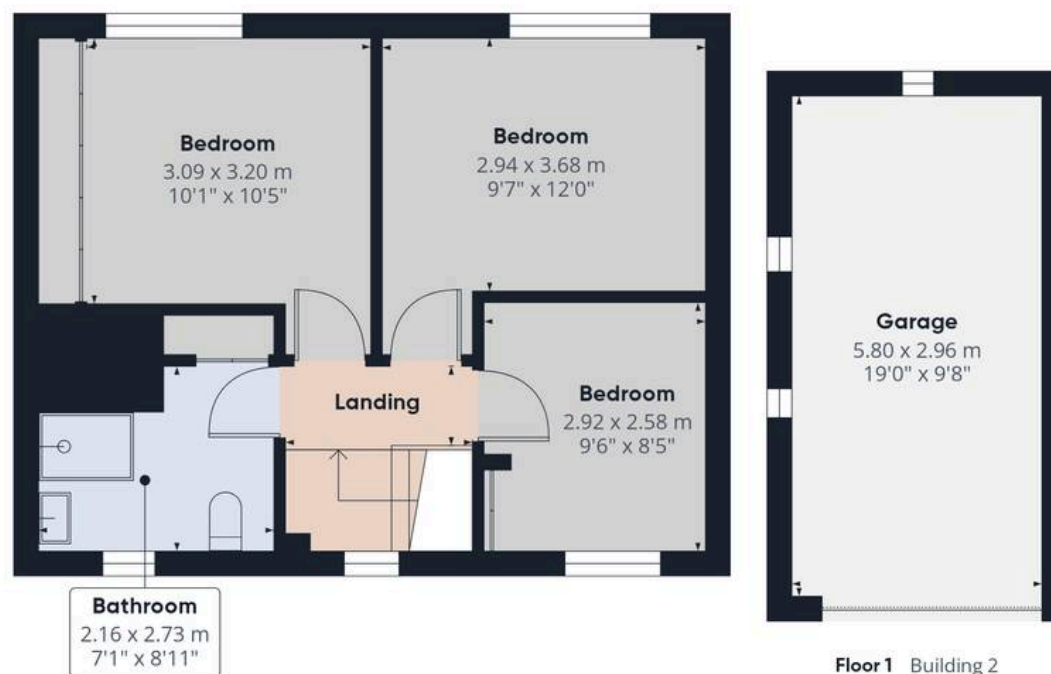
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

101.2 m²

1090 ft²

Reduced headroom

1.2 m²

13 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.

GIRAFFE360