

HOME  TRUTHS

School Lane, Euxton

PR7 6JL





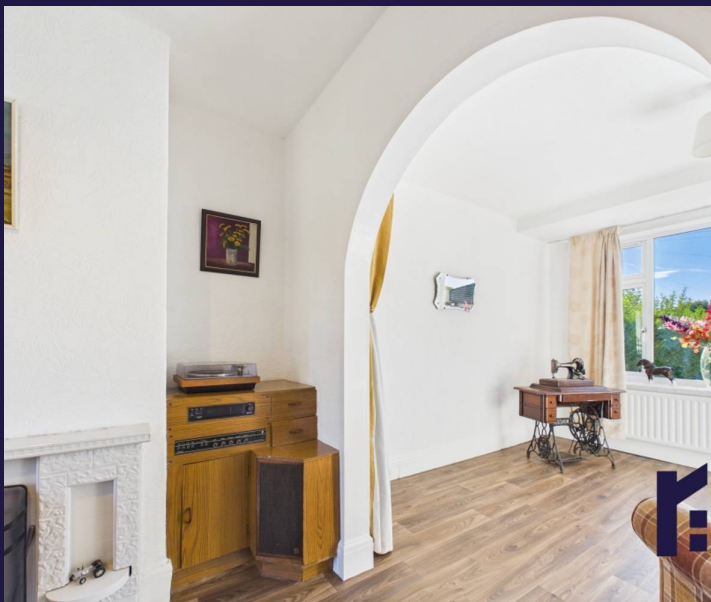
Traditional 1930s semi-detached property with a generous garden, two double bedrooms and a versatile box room, occupying a sought-after location close to local amenities and primary transport routes. In need of refurbishment, this family home offers over 1,000 square feet of accommodation together with excellent potential to create a wonderful home and is available with no upward chain.

The driveway provides parking for up to three vehicles, tucked behind mature hedging, and leads to the garage and main entrance. Step into the entrance hallway and from there to the rear-facing living room, which features an open fire and a large archway opening into the dining room, creating an excellent space for family life and entertaining.

Completing the ground floor, the modern kitchen comprises a range of wall and base units with electric hob, oven and grill, together with space, power and plumbing for additional appliances.

Step outside into the lovely large garden, which enjoys an abundance of established planting and provides a wonderful private setting in which to relax and entertain, whilst offering plenty of scope for those with green fingers.

Back inside, stairs rise to the first-floor landing with two comfortable double bedrooms and a versatile box room. This additional room would make an excellent home office, nursery or dressing room. Completing the accommodation, the bathroom comprises bath with shower



Traditional 1930s semi-detached property with a generous garden in need of refurbishment, this family home offers over 1,000 square feet of accommodation and is available with no upward chain.

Council Tax band: C

Tenure: Freehold

- Spacious semi detached property
- Over 1,000 square feet
- Sought after location
- Development potential
- Virtual tour
- No upward chain



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Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

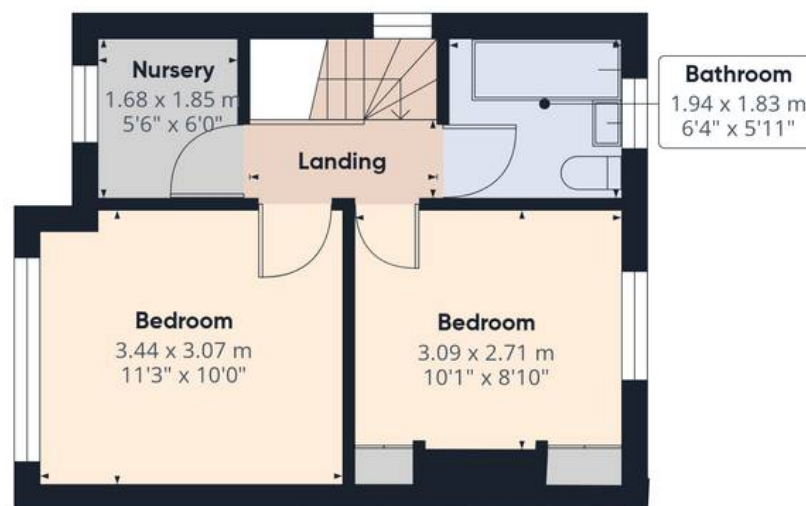
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2



Approximate total area⁽¹⁾

95.2 m²

1023 ft²

Reduced headroom

0.5 m²

6 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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