



Fieldside Avenue

Euxton, PR7 6JF

PRICE OFFERS IN EXCESS £285,000



A beautifully presented, extended, three bedroom semi detached property tucked away in the corner of a quiet cul de sac and living up to its name of Hidden Gem. To the front the driveway can accommodate up to three vehicles and leads both to the garage and the main entrance. Step into the welcoming hallway with cloakroom comprising wash hand basin and wc. The lovely lounge benefits from remote controlled inset gas fire and flows into the dining room with patio doors overlooking the garden. Leading off is the snug, also overlooking the garden which opens to the breakfast kitchen comprising a range of wall and base units, ceramic hob with extractor over, electric oven. A separate utility room has space, power and plumbing for additional appliances and makes an excellent boot room on the way back from walks in the countryside. Outside the extensive Indian stone sun terrace is the perfect place to relax and entertain and leads to the summer house which has power and light. The top lawn is bordered by mature planting and steps lead down to the middle and lower garden which is mainly laid to lawn and has a power supply as well as gated access to Wigan Road. The garage also has a courtesy door and houses the Worcester boiler. Back inside, stairs lead to the first floor landing which has airing cupboard and ladder access to the loft with light. Bedroom one is to the rear along with bedroom three – a very comfortable single. Bedroom two is to the front alongside the wonderful bathroom comprising rainfall shower in walk in cubicle, floating wash hand basin, wc, ladder heated towel rail and tiled flooring and elevations. Close to primary transport routes, town centre amenities and in the catchment area for excellent schools this is a wonderful family home with over 1200 square feet of accommodation. Do give us a call to arrange a viewing and make it yours. Council tax C, EPC D, Freehold.



- Beautifully presented home
- Three bedrooms
- Delightful terraced garden

- Garage and parking
- Video tour
- Cul de sac location

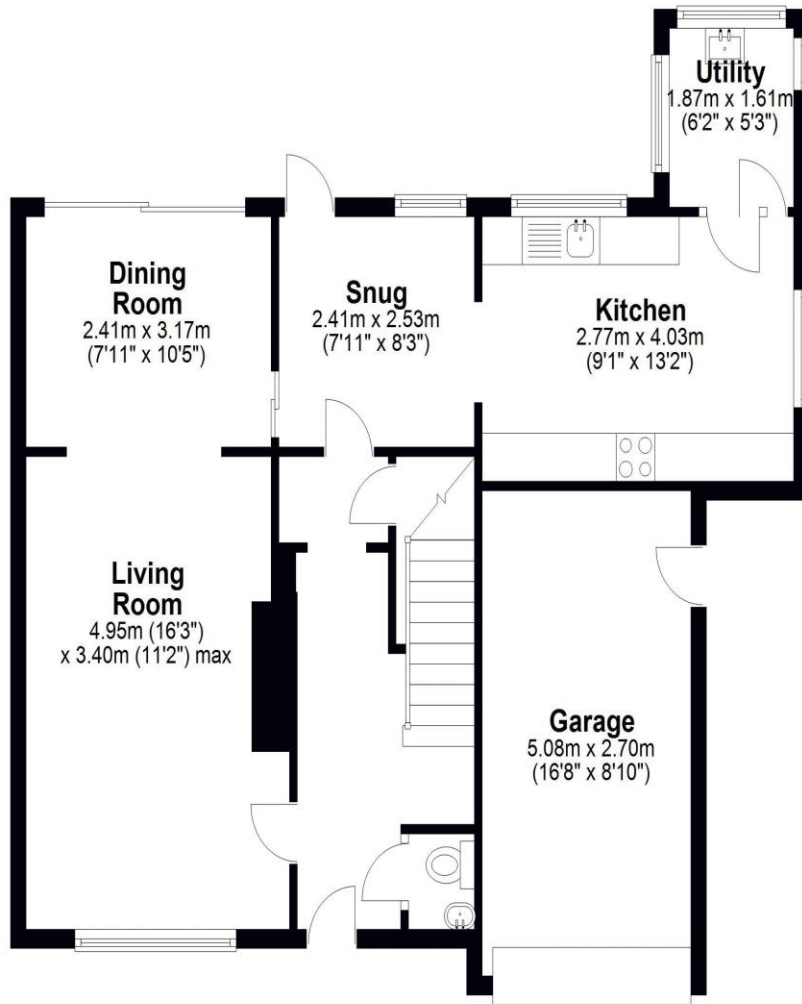
www.hometruthslancs.co.uk

Email: office@hometruthslancs.co.uk

HOME TRUTHS
SALES AND LETTING AGENT

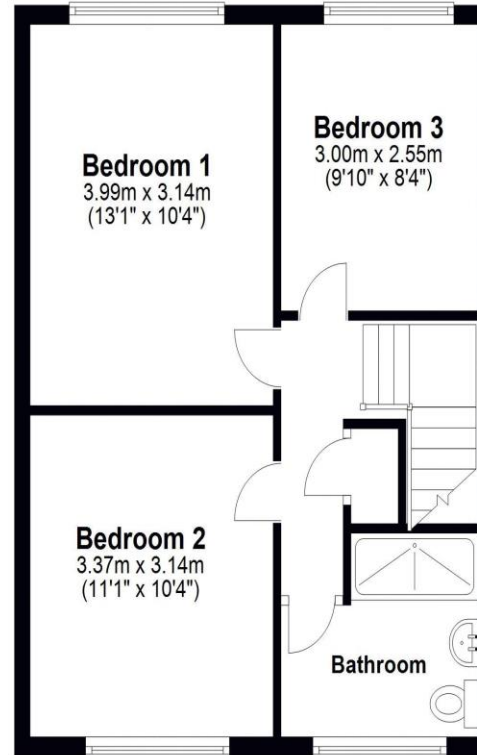
Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 115.4 sq. metres (1242.6 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
Fieldside



Ecclestone

265 The Green, Ecclestone PR7 5TF

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Coppull

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