

HOME  TRUTHS



Culbeck Lane, Euxton

PR7 6EP





Woodlands is a gorgeous semi detached property on a quiet country lane with open aspects and views over countryside to both front and rear. Offering over 1700 sq ft of accommodation, this family home is available with no upward chain. The gated driveway can hold three vehicles and leads past the lawn to an Indian stone terrace and the main entrance. Step into hallway with Amtico flooring that runs into the snug which benefits from a multi-fuel stove. Leading off is the sun room enjoying views over fields and trees. The sitting room has wooden flooring, multifuel stove and opens to the family room with bifolding doors and plenty of space for both dining and comfortable furniture. The kitchen has a pantry, Belfast sink plus a range of wall and base units topped with granite work surfaces, electric range cooker and space, power & plumbing for appliances. An internal hallway leads to a shower room with fully tiled elevations and flooring, wc, wash hand basin, electric shower in cubicle and ladder heated towel rail. Further along is the sauna and boot room with ceramic sink and space, power & plumbing for additional appliances. Step outside onto the lower terrace with lawn leading to the upper terrace. Both the workshop and the summerhouse have power and light so you can sit out and enjoy the sound of the birds whatever the weather. Back inside, stairs lead to the first floor landing with bedroom one having original fireplace, bedroom two currently in use as a home office and bedroom three a third double to the rear. The elegant bathroom has free standing claw foot bath, wash hand basin on vanity, wc, fully tiled elevations and rainfall mixer shower in cubicle. This delightful home has all the advantages of being in the middle of the beautiful Lancashire countryside and still within easy reach of local amenities. With solar panels, CCTV, and 7kw EV charging point this property has plenty to offer.

Woodlands is a gorgeous semi detached property on a very quiet country lane with open views to both front and rear. Over 1700 square feet of accommodation and available with no upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautiful semi detached cottage
- Rural location
- Three double bedrooms
- Video and virtual tour
- Over 1700 square feet
- No upward chain



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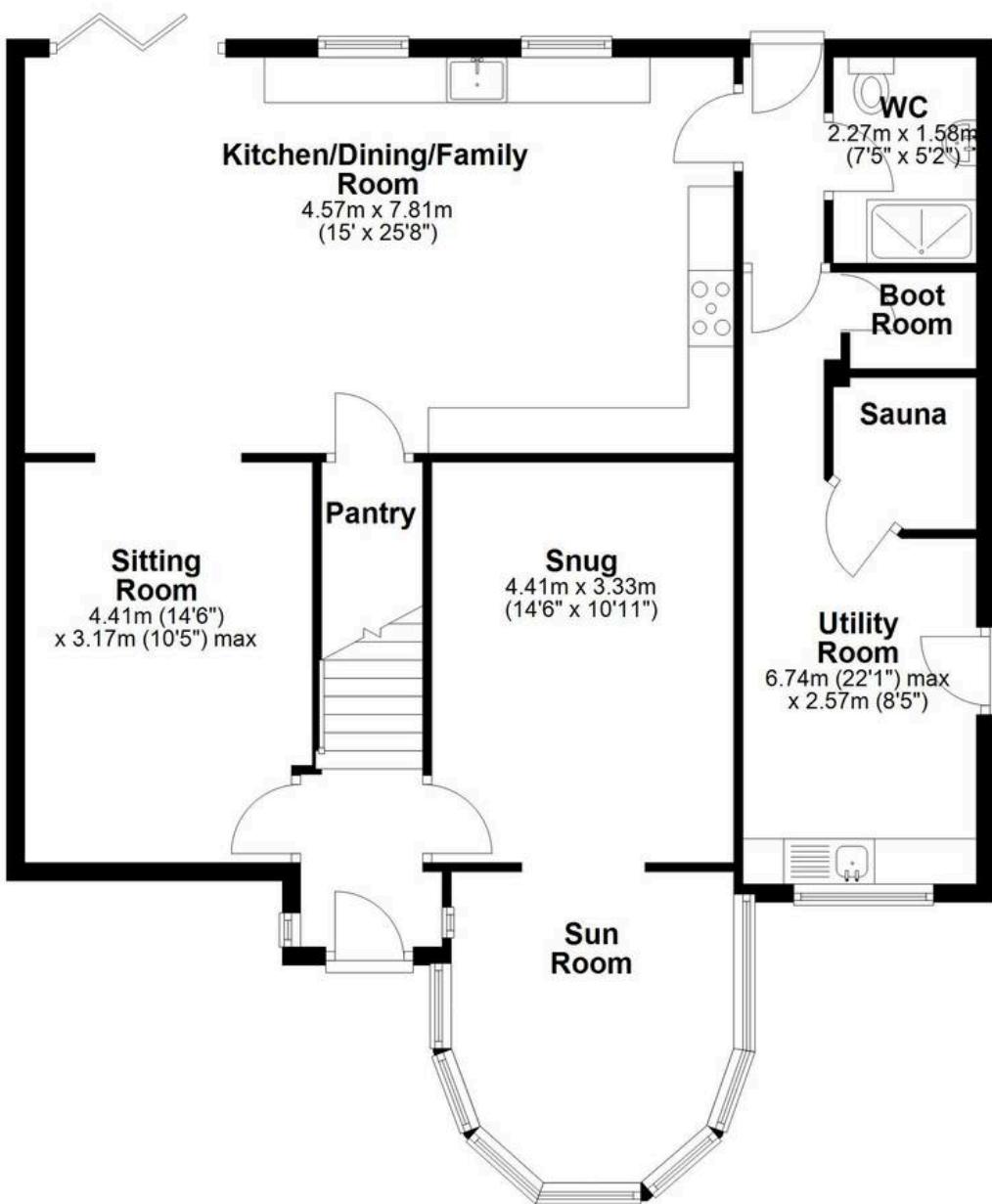
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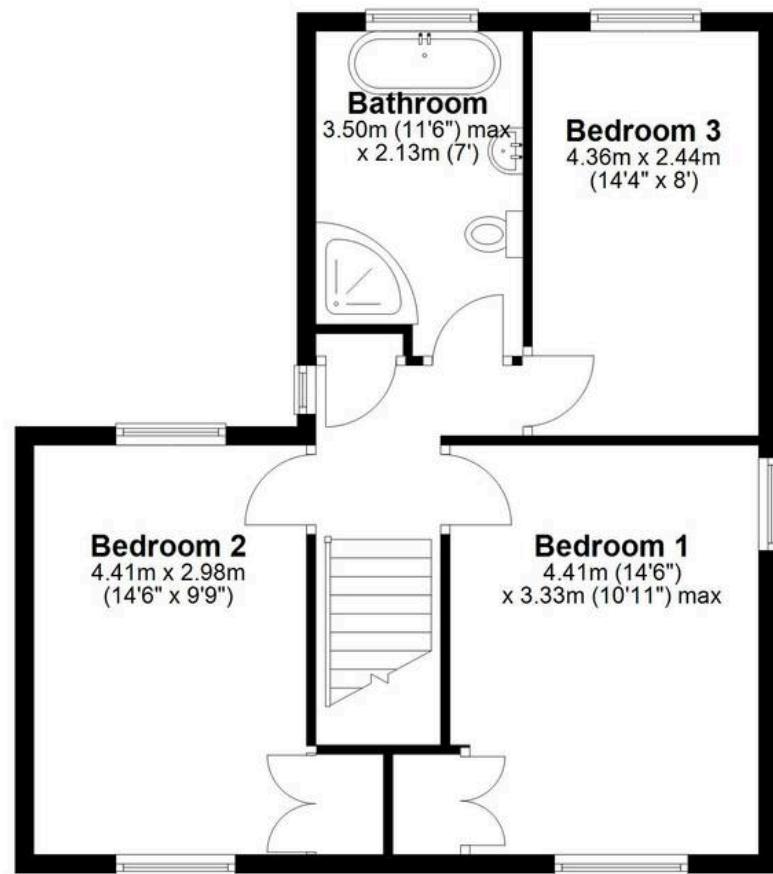
Ground Floor

Approx. 106.2 sq. metres (1143.2 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.8 sq. feet)



Total area: approx. 161.7 sq. metres (1741.0 sq. feet)