

HOME  TRUTHS

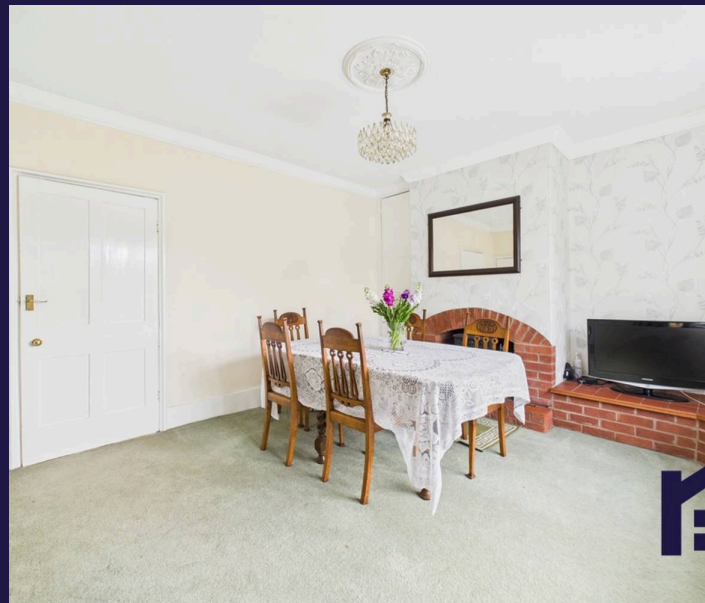
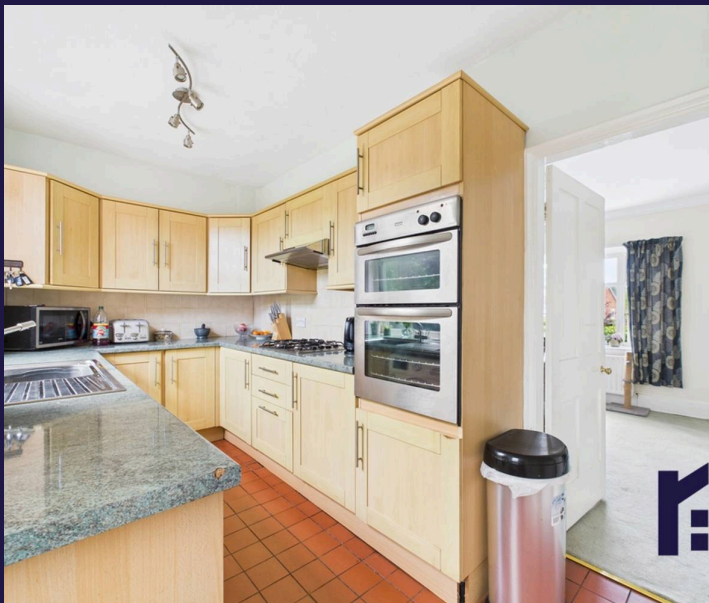
Junction Terrace, Euxton

PR7 7RS





A rare opportunity to purchase a substantial property with c half an acre of grounds, over 1400 square feet of accommodation, five bedrooms and two reception rooms, each with multifuel stove. Stroll to the front door past the landscaped front garden with two ponds, one with waterfall and abundant planting set off by gold coast gravel. Step into the hallway and to the left is the living room with large arch to a study area to the rear. To the right is reception two which leads to the kitchen comprising a range of wall and base units with gas hob, electric oven and grill and space, power & plumbing for additional appliances, plus a traditional pantry. A large conservatory runs across the rear of the property, and, completing the ground floor is the cloakroom with wc and wash hand basin. Step outside into the courtyard cottage garden and from there into the grounds with large lawn, wildlife pond, fruit trees and option for a substantial parking area. If you enjoy being outside then this is the perfect place for you to relax, entertain or play. Back inside, stairs lead up to the first floor. In the east wing are two double bedrooms, a comfortable single and bathroom comprising bath with screen and shower attachment, wc and wash hand basin. In the west wing are two further double bedrooms, the larger with walk in wardrobe, and a second bathroom comprising mixer shower in cubicle, wc and wash hand basin on vanity. This wonderful property has been in the same family for several generations and offers so much potential both inside and out.



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Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious period property
- Five bedrooms
- Over 1400 square feet
- Set in approximately 0.5 acres
- Virtual tour
- Close to town centre amenities



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Eccleston Branch

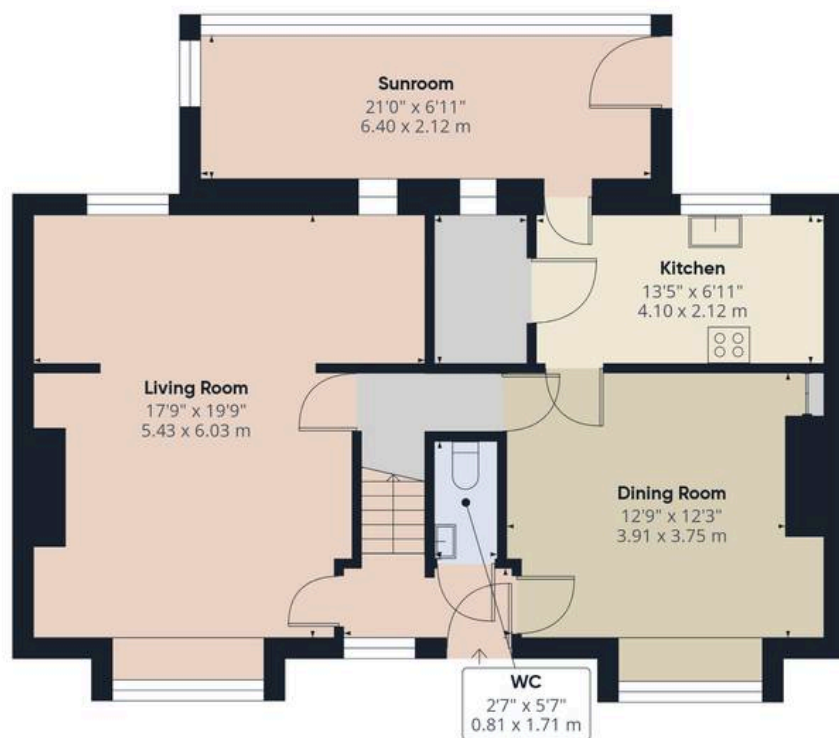
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

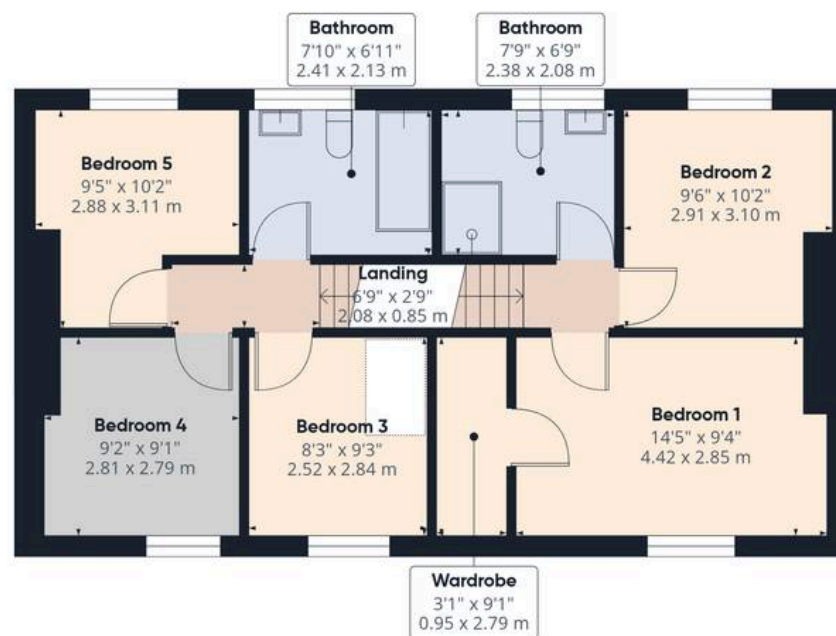
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Floor 1



Floor 2

Approximate total area⁽¹⁾

1462 ft²

135.8 m²

(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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