

HOME  TRUTHS



Washington Lane, Euxton

PR7 6DE



Fairfield House offers a rare opportunity to purchase a substantial five bedroom family home with over 2200 square feet of accommodation, scope for an annex, and set on a sought after lane within easy reach of excellent schools, primary transport links and town centre amenities. Set back from the lane behind mature planting the tarmacadam driveway can accommodate several vehicles and leads past the lawn to the courtesy porch and main entrance. Step into the vestibule and from there to the welcoming hallway with cloakroom off comprising wc and wash hand basin. The dining kitchen is to the front with a range of wall and base units and integrated refrigerator and dishwasher. To the rear the spacious and well proportioned living room has gas fire in hearth and opens to the fabulous orangery with impressive Morso wood burning stove and bifolding doors overlooking the garden. Completing the ground floor is the potential annex having separate entrance and comprising snug, utility room with Ideal combi boiler and space, power and plumbing for appliances, and to the rear a large reception room which could be an additional bedroom. Step out into the wonderful gardens to the rear with upper terrace on which to relax and entertain, a meandering path that leads past blackberry bushes and mature planting to a gorgeous weeping willow with circular seat and rope swing – just crying out for you to give it a go! Back inside, stairs lead up to the first floor landing with the master suite occupying the west wing and comprising spacious bedroom with balcony overlooking the garden and the village rooftops, and bathroom with bath, rainfall mixer shower in cubicle, wash hand basin on pedestal vanity, wc and ladder heated towel rail. In the east wing are four further bedrooms with those to the front overlooking the fields of Toy Farm opposite, and the family bathroom.

Fairfield House offers a rare opportunity to purchase a substantial five bedroom family home with over 2200 square feet of accommodation, scope for an annex, and set on a sought after country lane. Council Tax band: E

Tenure: Freehold

- Striking family home
- Five bedrooms
- Potential for an annex
- Over 2,200 square feet
- Virtual tour
- Sought after location

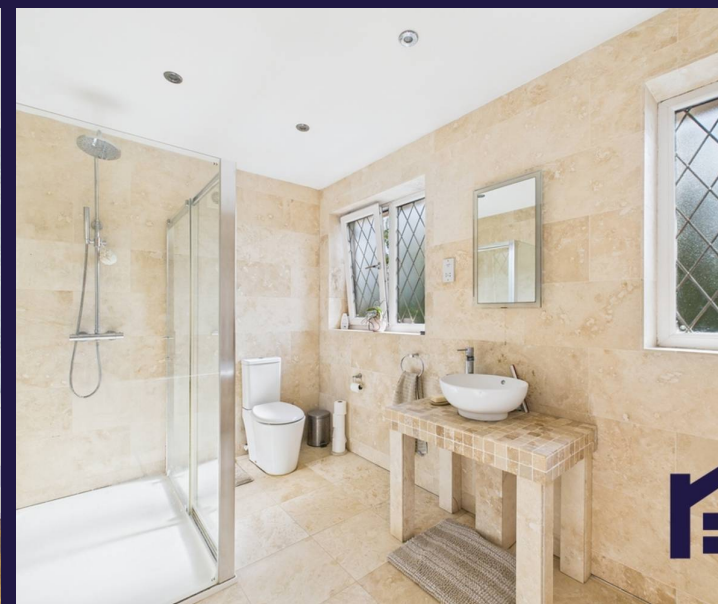


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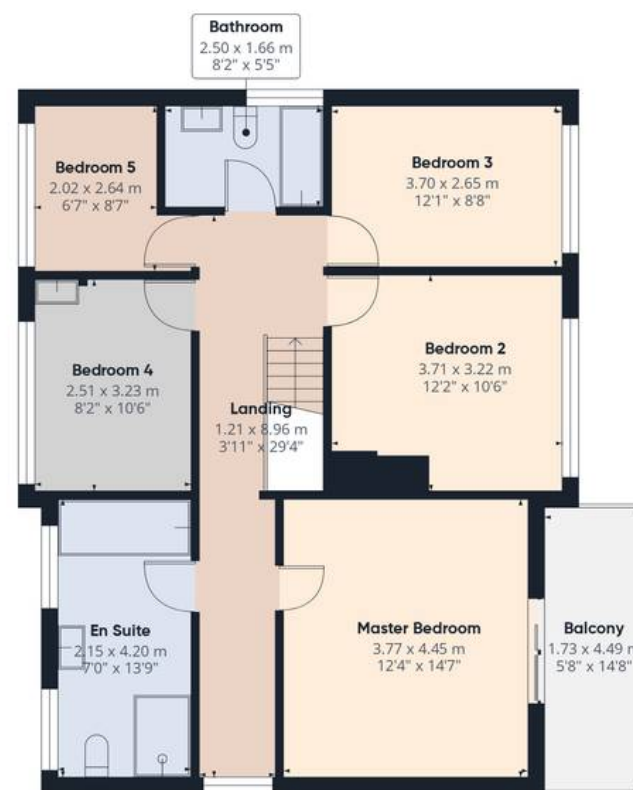
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Floor 1



Floor 2

Approximate total area⁽¹⁾

212.2 m²
2283 ft²

Balconies and terraces

7.7 m²
83 ft²

Reduced headroom

1.4 m²
15 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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