

HOME  TRUTHS

Sycamore Avenue, Euxton

PR7 6JR





Delightful and spacious three bedroom true bungalow offering over 1200 square feet of accommodation on a quiet cul de sac in a sought after area of the village within easy reach of amenities and rural walks.

To the front the driveway can accommodate several vehicles and leads to secure gated parking and the detached garage with power and light. Stroll through the garden which is laid to lawn with well stocked herbaceous borders to the main entrance. Step inside into the large L shaped living room with bay window & gas fire in hearth, and archway to the dining room.

An internal hallway leads off to the kitchen comprising a range of wall and base units with five burner gas hob, double electric oven and grill, refrigerator, freezer and space, power & plumbing for additional appliances.

To the rear of the property are the three bedrooms, each of which can accommodate a double with the two largest enjoying views over the garden, and the smallest currently enjoying life as a snug. Completing the accommodation the bathroom comprising bath with screen and mixer shower over, wc, wash hand basin, ladder heated towel rail and fully tiled elevations and flooring.

Step outside into the private rear garden with raised terrace, and lawn bordered by raised beds making this a lovely space in which to sit, relax and entertain.



Delightful and spacious three bedroom true bungalow with over 1200 square feet of accommodation on a quiet cul de sac in a sought after location within easy reach of amenities and rural walks.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Delightful true bungalow
- Cul de sac location
- Three bedrooms
- Over 1200 square feet
- Virtual tour
- Ample parking & garage



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Floor 1 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

116.7 m²

1258 ft²

(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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