



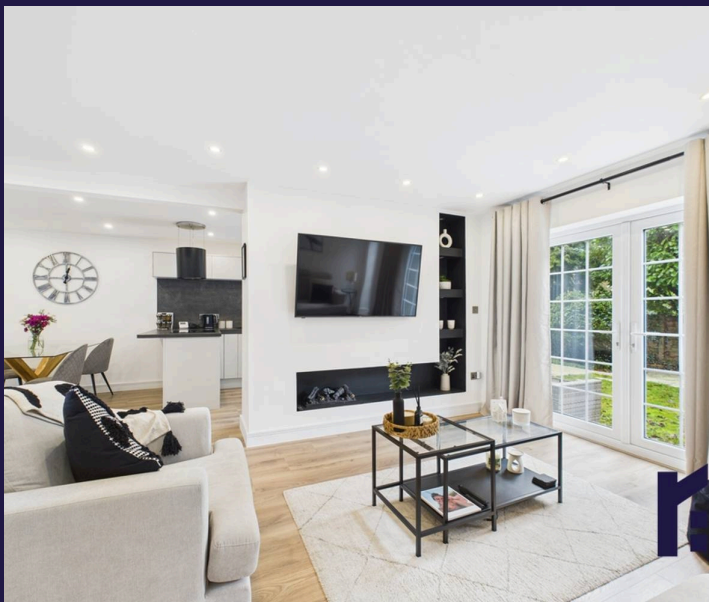
69 Greenside, Euxton

PR7 6AR





Absolutely stunning three bedroom property in the catchment area for outstanding schools and close to primary transport routes and both Leyland and Chorley town centres. This property has a wonderful modern living space with delightful garden in the heart of Euxton. To the front is off road parking for two vehicles. Step into the vestibule, and from there into the open plan ground floor which divides naturally into three areas. The lounge has electric fire with striking mist effect giving distinctive ambience to the room and patio doors open onto the rear garden so the whole space is flooded with natural light. The dining area bridges the space and has an additional French door to the driveway. The kitchen is only a few years old with 20 years left on the guarantee and boasts breakfast bar, range of wall and base units, ceramic hob, electric oven and grill, fridge, freezer and space, power and plumbing for other appliances. Step outside into the private oasis of the rear garden with shady seating areas, lawn and porcelain tiled patio and pathways linking the space. Back inside a wide stairwell leads to the first floor with ladder access to the loft which is boarded with light. All three bedrooms are a good size, and one is currently being used as a dressing room. Completing the first floor is the stylish bathroom with Italian tiled elevations, rainfall shower with side jets, anti mist mirror, wc, ladder heated towel rail and solid travertine wash hand basin. This is a beautiful home with intimate attention to detail on the fittings such as brushed steel sockets and switches and benefiting from delightful touches throughout. Do give us a call to arrange a viewing and make it yours. Council Tax A, EPC D, Freehold.



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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Stunning family room
- Three bedrooms
- Lawn and porcelain tiled patio
- Virtual tour

HOME  TRUTHS

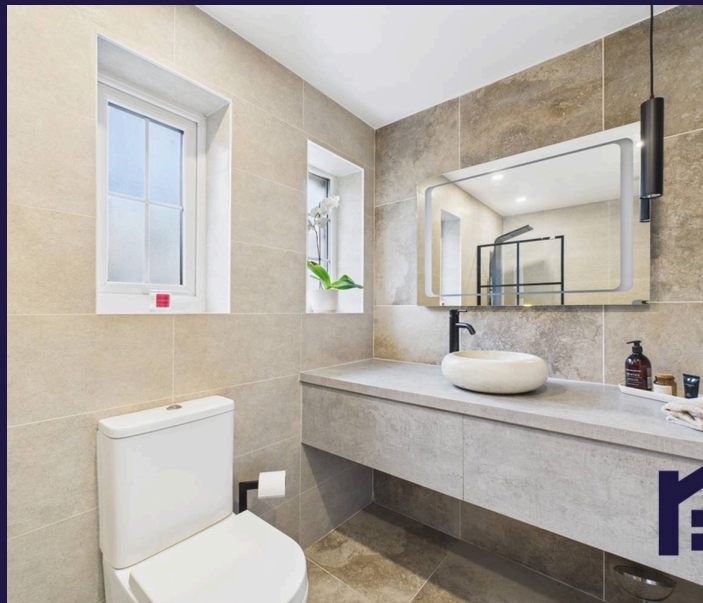
Eccleston Branch

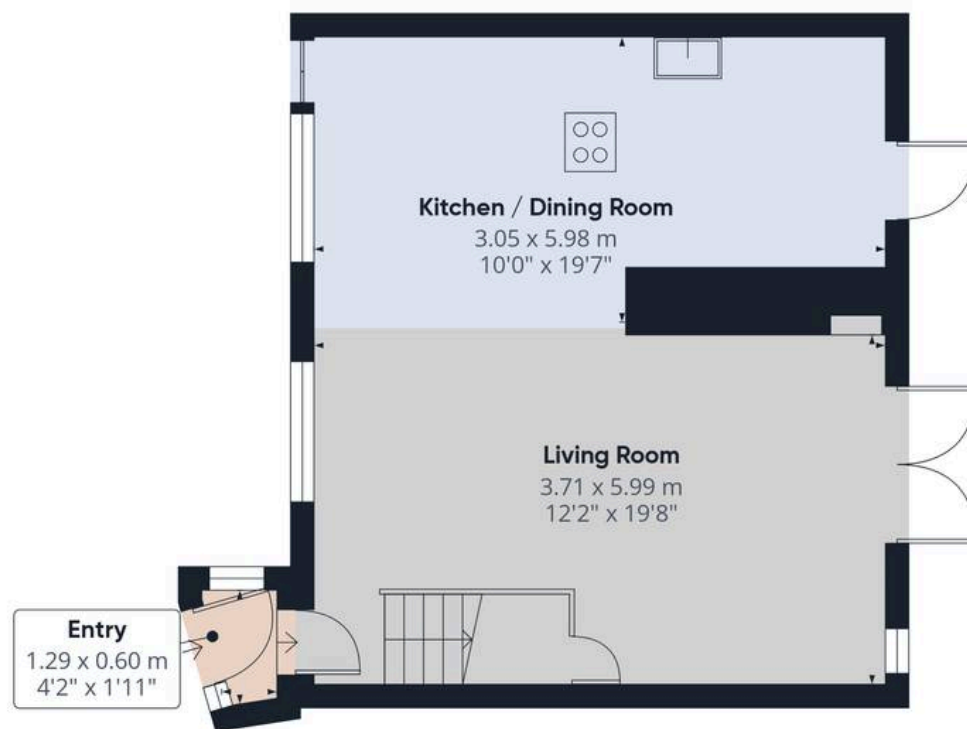
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

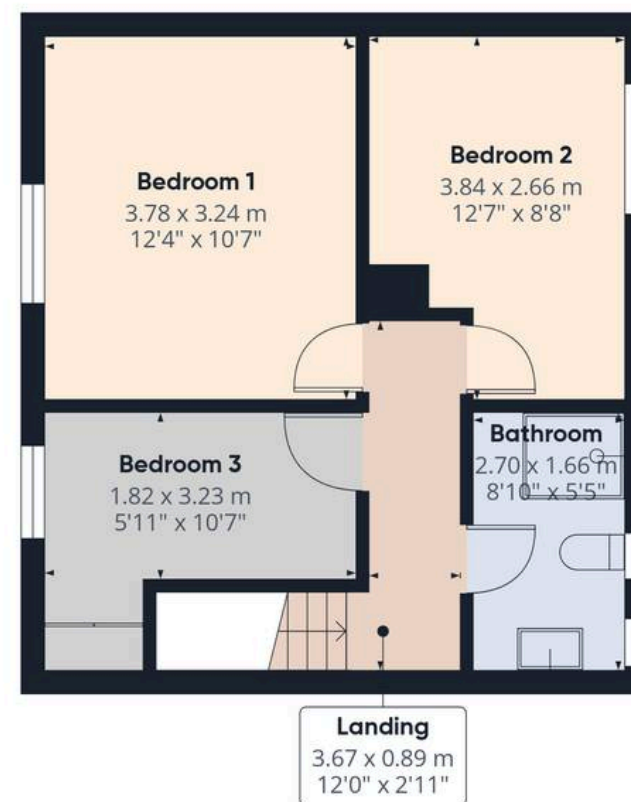
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾77.3 m²
831 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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