

HOME  TRUTHS



Stansfield Drive, Euxton

PR7 6QH



Beautifully presented three bedroom semi detached family home in a popular and highly sought after residential area, ideally located within easy reach of excellent schools, local amenities and primary transport routes. To the front, the driveway provides parking for two vehicles and leads past the garden to the main entrance. Step into the welcoming hallway and from there to the serene bay fronted living room, a lovely light-filled space perfect for relaxing. To the rear, the dining kitchen forms the heart of the home and comprises a range of wall and base units with integrated appliances including gas hob, double electric oven and grill, dishwasher and washing machine, with patio doors opening out to the garden and allowing plenty of natural light to flow through the space. Completing the ground floor is the cloakroom with wc and wash hand basin. Step outside onto the Indian stone terrace, ideal for outdoor dining, with lawn bordered by mature planting and an upper seating area allowing you to relax and entertain at different times of the day. Back inside, stairs lead to the first floor landing with loft access. The principal bedroom sits to the front and benefits from an en suite comprising mixer shower in cubicle, wc, floating wash hand basin and ladder heated towel rail. Bedroom two is also a comfortable double, whilst bedroom three is a good sized single. Completing the accommodation is the family bathroom with bath and shower attachment, wc and floating wash hand basin. A wonderful family home offering stylish and, with photovoltaic cells, energy efficient living.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Delightful semi detached property
- Three bedrooms
- Beautifully presented
- Virtual tour
- Close to amenities and schools
- Sought after location



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Coppull Branch

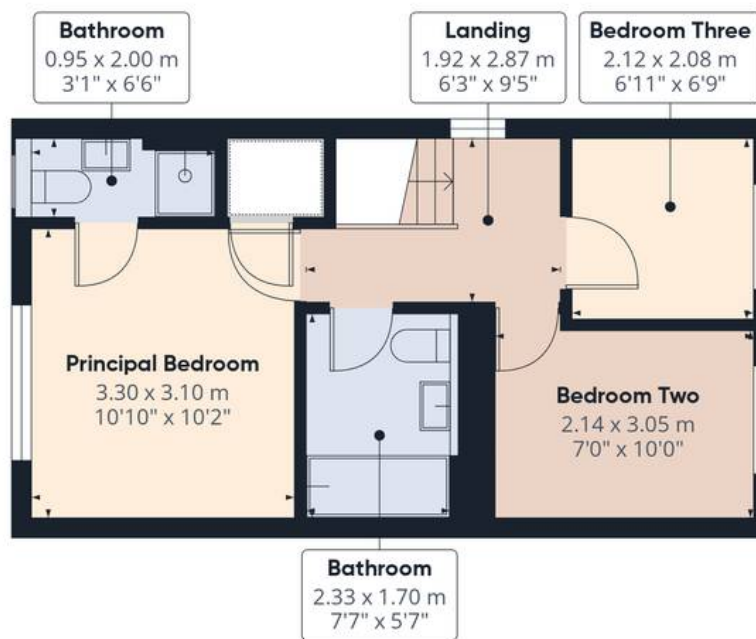
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Floor 1



Floor 2



Approximate total area⁽¹⁾

67.7 m²

728 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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