

HOME  TRUTHS



Anderton Road, Euxton

PR7 6JA





Brimming with potential for extension (subject to the necessary permissions), this delightful family home occupies a substantial corner plot in a sought-after residential location, within easy reach of schools, amenities and primary transport routes. Offering over 800 square feet of accommodation, this is an exciting opportunity to create a truly special home. The driveway to the side provides parking for up to three vehicles, with a pathway leading through the beautifully private front garden—a thoughtfully arranged space combining productive planting and areas for relaxation, all screened by mature hedging and established greenery—to the main entrance. Step into the vestibule and through to the entrance hallway, which sets the scene for the character you will find throughout the home. This gives access to the spacious bay-fronted living room, a charming space featuring an open fire set in original cast iron fireplace. To the rear, the dining kitchen comprises a range of wall and base units with integrated appliances including a five burner gas hob, electric oven and grill, Belfast sink, washing machine and freezer, along with additional space for further appliances. Completing the ground floor is the bathroom, fitted with bath and shower attachment and a wash hand basin on floating vanity. Externally, the property continues to impress. The rear garden is wonderfully private, featuring a large sun terrace and a magnificent mature oak tree, creating a tranquil and characterful setting ideal for relaxing or entertaining. Back inside, stairs rise to the first floor landing with linen cupboard. Bedroom one retains its original cast iron fireplace, while bedroom two is a further double to the rear. Bedroom three is a good sized room offering guest accommodation or maybe a home office and there is also a separate wc. Offering scope, charm and a superb plot,



Brimming with potential for extension this delightful family home occupies a substantial corner plot in a sought-after residential location with c 800 square feet of accommodation & wonderful gardens
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three bedroom family home
- Corner plot
- Huge potential to extend
- Cul de sac location
- Virtual tour
- Sought after location



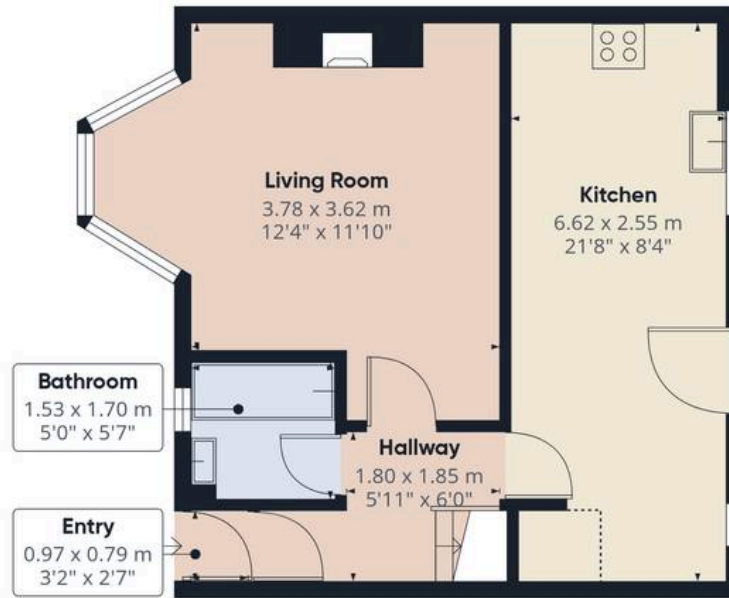
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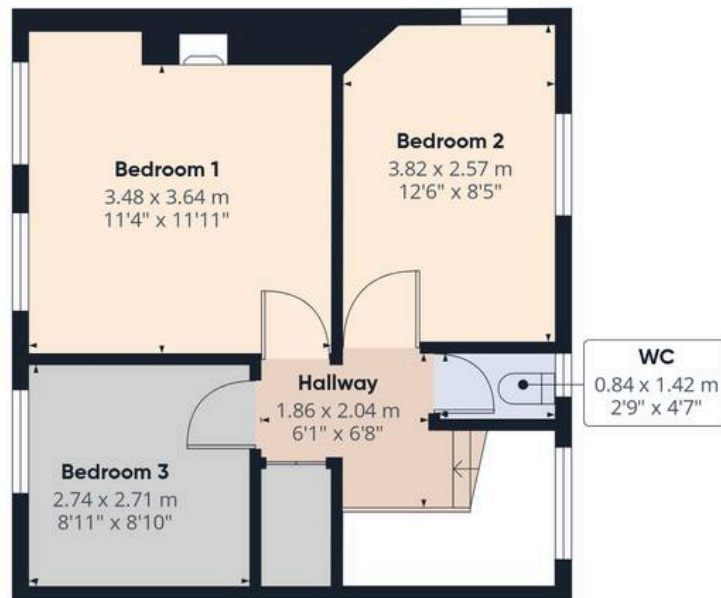
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

94.4 m²

1017 ft²

Reduced headroom

0.8 m²

9 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.