



Whinney Lane, Euxton

In Excess of £235,000



Absolutely charming stone built cottage, one of only three on this quiet country lane, with beautiful views, period features and available with no upward chain. To the front the flagged courtyard is bordered by mature planting and leads to the main entrance. Step inside the welcoming hallway with tiled flooring and storage and from there to the lounge with wooden flooring and multifuel stove in imposing hearth. To the rear reception two also has wooden flooring and gives on to the kitchen comprising a range of wall and base units with space, power and plumbing for appliances. The conservatory is a delightful place to sit with tiled flooring and opening to the courtyard with views out over open countryside towards the Lancashire Pennines. To the first floor are two double bedrooms both with lovely views and the bathroom comprising wash hand basin, p shaped bath with screen and mixer shower over, ladder heated towel rail and tiled flooring. The spacious landing makes the perfect spot for a small home office to the front. This delightful property also has a secret to share as, only a short stroll away, is a detached garage with power, light and parking to the front as well as a delightful garden laid to lawn and bordered by delightful planting – the perfect place to relax and while away the hours. Within easy reach of primary transport routes, town centre amenities and countryside walks this is a wonderful place to call home. Do give us a call to arrange a viewing and make it yours.

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Council Tax band: B

Tenure: Freehold

- Stunning stone cottage
- Two double bedrooms
- Beautiful views
- Garden and garage
- No upward chain
- Media tour



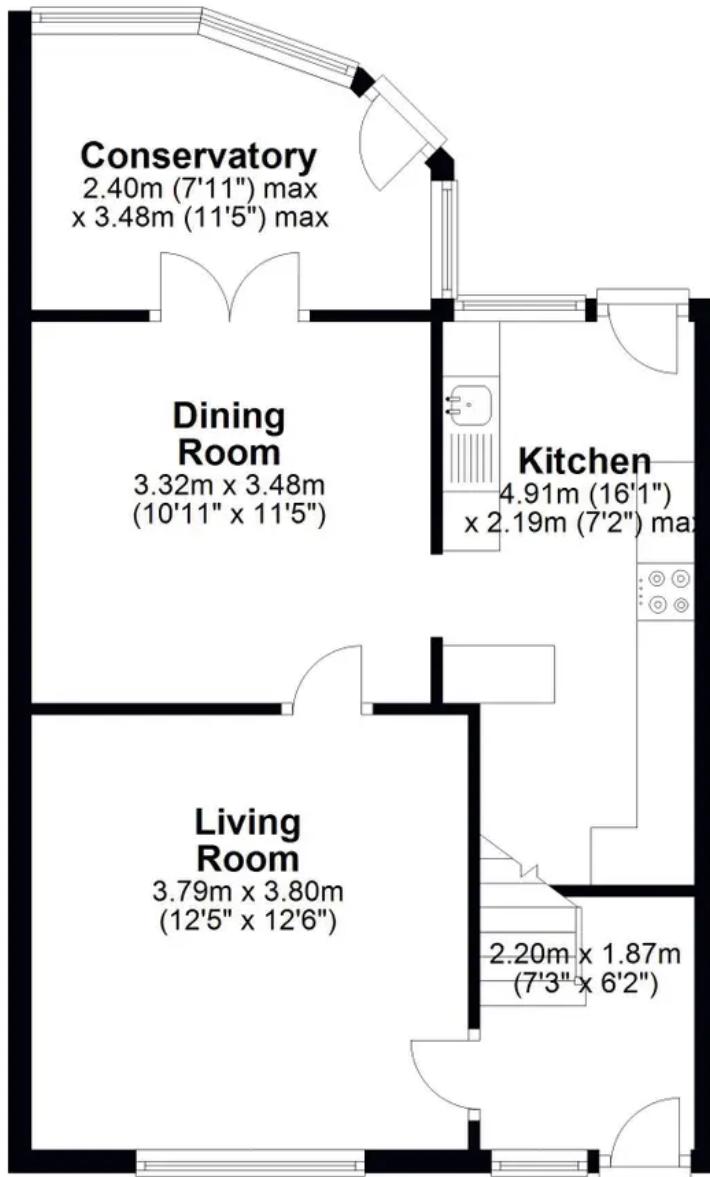
**Eccleston Branch**  
265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)

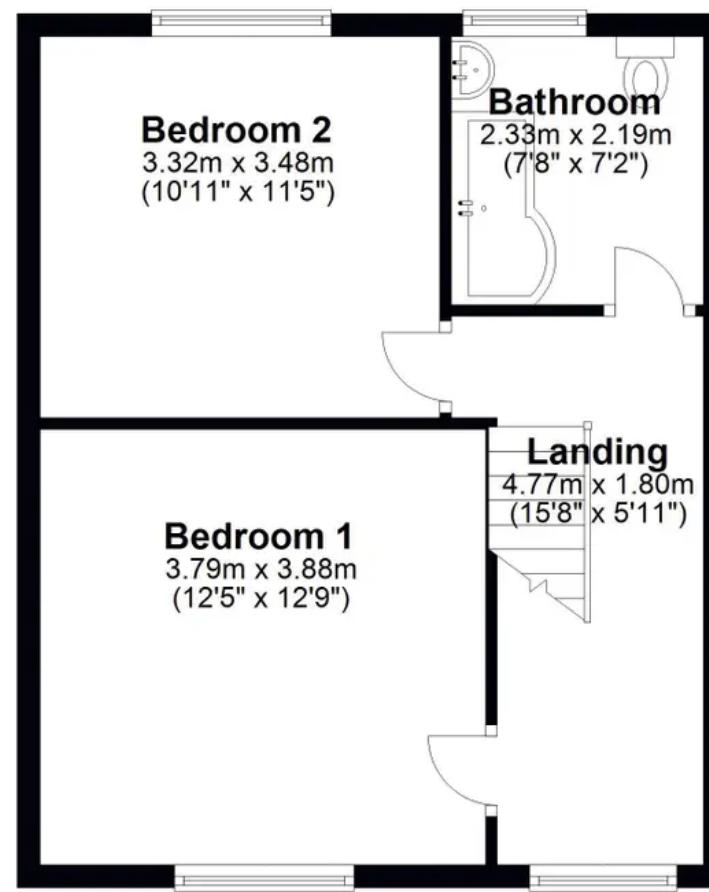
## Ground Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



## First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
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