



Empress Way, Euxton

PR7 6QB

In Excess of £250,000



With lovely open views on the approach and to the rear this spacious three bedroom detached property, in a quiet cul de sac location is a wonderful family home. To the front is off road parking for several vehicles with the driveway leading to the garage with power and light, and the garden bordered by mature planting leading to the main entrance with veranda to the side. Step into the entrance hallway and from there to the spacious lounge with large archway to the dining room and patio doors opening to the garden. Towards the rear of the property is a library area and bathroom comprising electric shower in cubicle, wc, ladder heated towel rail and wash hand basin in vanity. The kitchen comprises a range of wall and base units and integrated appliances including double electric oven and grill, wine cooler, electric hob, slimline dishwasher and space, power and plumbing for other appliances. Externally, just outside the garage has been turned into a private courtyard and to the rear the garden has a decked area where you can relax and look out at the countryside, lawn, shed with power and light and summerhouse tucked away on the lower level. Back inside, stairs lead to the first floor landing with bedrooms one and three to the front and bedroom two to the rear having views over fields and trees and also housing the Ideal combi boiler. The bathroom comprises bath with screen and mixer shower over, wc, wash hand basin and ladder heated towel rail. In the catchment area for excellent schools, close to primary transport routes, town centre amenities and countryside walks this property has over 1,000 square feet on offer.



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Council Tax band: C

Tenure: Freehold

- Three bedroom detached property
- Cul de sac location
- Parking and garage
- Beautiful views to the rear
- Two bathrooms
- Video tour



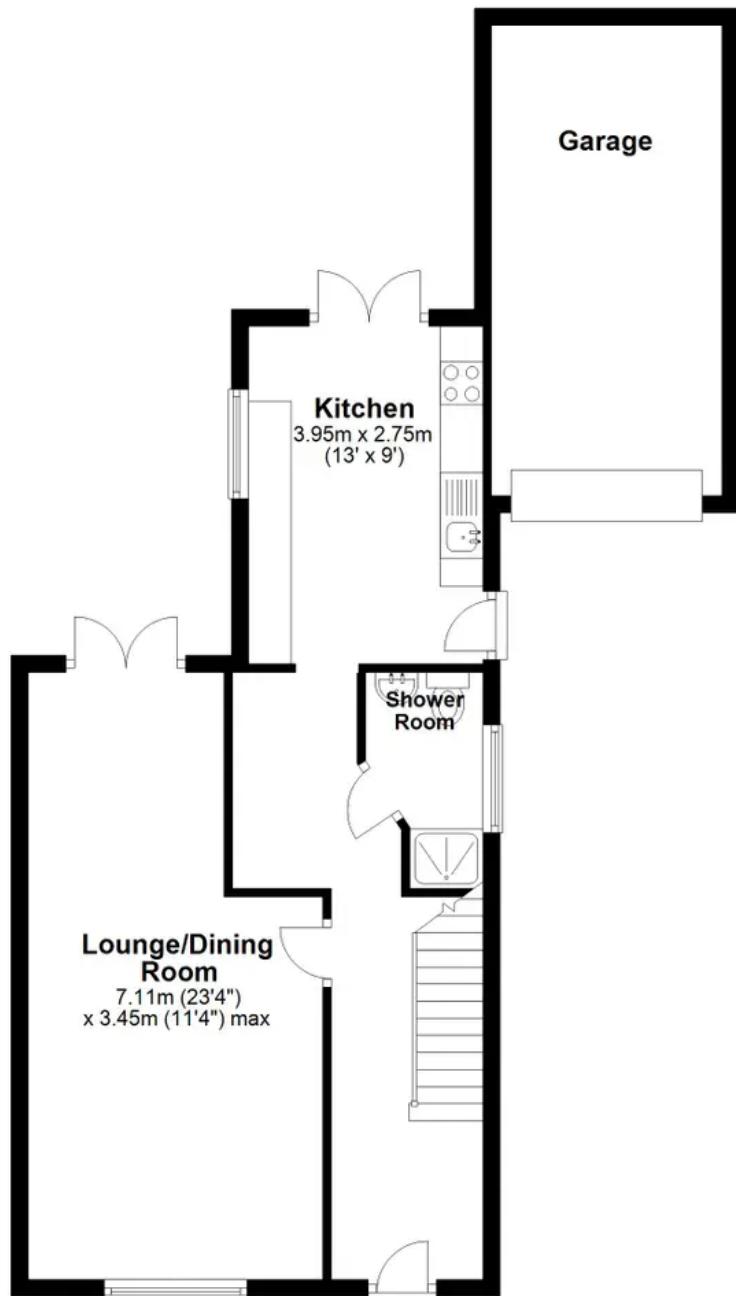
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Ground Floor

Approx. 64.0 sq. metres (689.3 sq. feet)



Garage

Kitchen

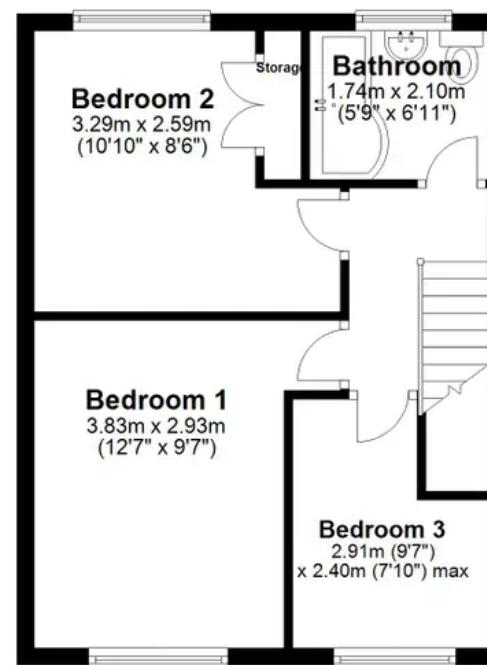
3.95m x 2.75m
(13' x 9')

Shower Room

Lounge/Dining
Room
7.11m (23'4")
x 3.45m (11'4") max

First Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.1 sq. feet)

Bedroom 2
3.29m x 2.59m
(10'10" x 8'6")

Bathroom
1.74m x 2.10m
(5'9" x 6'11")

Bedroom 1
3.83m x 2.93m
(12'7" x 9'7")

Bedroom 3
2.91m (9'7")
x 2.40m (7'10") max

Total area: approx. 102.5 sq. metres (1103.4 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.