



The Croft, Euxton

PR7 6LH

In Excess of **£440,000**





Wonderfully spacious four bedroom detached property in a highly sought after residential area with south facing rear garden, easy access to primary transport routes and in the catchment area for excellent schools. Available with no upward chain. To the front, the driveway can accommodate several vehicles and leads past the double garage, which benefits from a fully floored loft area, with gated access to the side garden, to the main entrance. Step into the welcoming hallway and from there to the lounge which runs the depth of the property, has gas fire in Italian marble surround and benefits from natural light from two elevations with patio doors overlooking the garden. The good sized home office would equally well make a comfortable snug. There is a separate dining room, and breakfast kitchen comprising a range of wall and base units with gas hob, electric oven and grill with space, power and plumbing for appliances plus a separate utility room with additional storage and space for appliances. Step outside into the south facing rear garden with mature shrubs providing privacy and a wildlife habitat, lawns to both the rear and side and sun terraces from which to enjoy it all. Back inside, stairs with return lead to the first floor with a comfortable single bedroom and three doubles, the largest of which benefits from an en suite comprising mixer shower in cubicle, wc, bidet and wash hand basin. The family bathroom comprises corner bath, wash hand basin, wc and tiled elevations. With almost 1900 square feet on offer and plenty of space outside this is a lovely place to call home.



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Council Tax band: F

Tenure: Freehold

- Detached property
- Four bedrooms
- Three reception rooms
- Double garage
- South facing garden
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

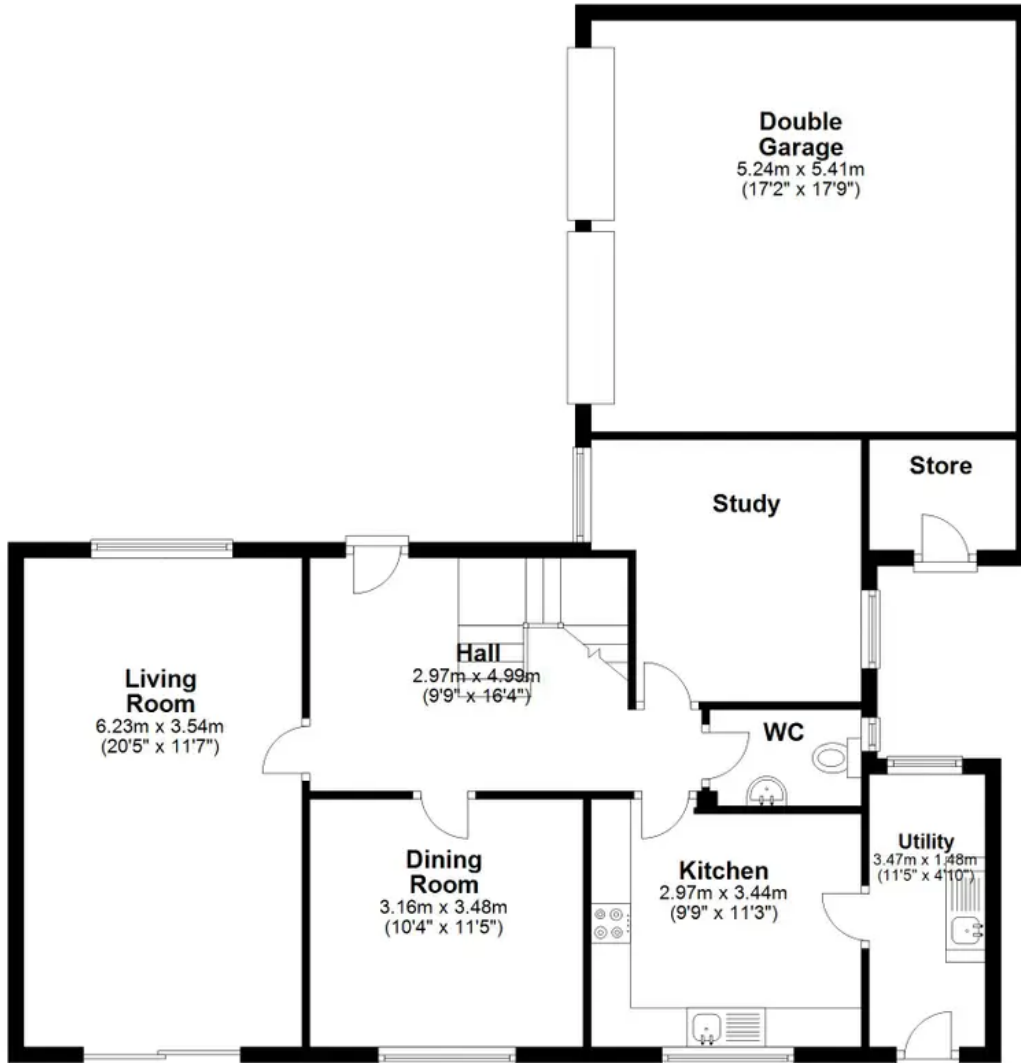
244 Spendmore Lane, Coppull, PR7 5DE
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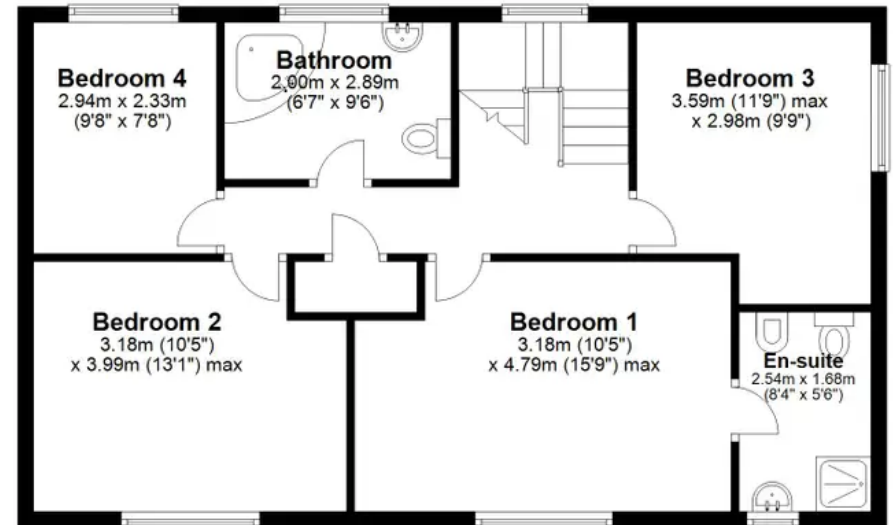
Ground Floor

Approx. 108.7 sq. metres (1169.7 sq. feet)



First Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



Total area: approx. 175.0 sq. metres (1884.2 sq. feet)

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