



**HOME TRUTHS**  
SALES AND LETTING AGENT

Countess Way, Euxton

Chorley

£175,000





Fabulous, stylish, refurbished property with two double bedrooms, detached garage and off road parking, in the catchment area for excellent schools and with easy access to town centre amenities and primary transport routes. To the front the driveway can accommodate two vehicles and has gated access to further parking and the garage with power and light. Step into the vestibule and from there to the delightful living room with media wall and bespoke staircase leading off. On the way to the dining kitchen the understairs storage has been plumbed for washing machine and the heart of the house itself comprises a range of wall and base units, electric oven and grill, gas hob with extractor over and space, power and plumbing for additional appliances. To the rear, the garden has lower sun terrace, crushed slate upper terrace with central lawn and hard standing for a garden shed. To the first floor, the landing gives ladder access to the large boarded loft with light, which is more than capable of offering additional accommodation subject to the necessary planning permission. The two bedrooms are spacious doubles and the bathroom comprises bath with screen and shower attachment, ladder heated towel rail, wc and wash hand basin on vanity. In a sought after residential area this property is a perfect first step onto the property ladder and would make an excellent investment where you could expect a gross return in excess of 5%.



Fabulous, stylish, refurbished property with two double bedrooms, detached garage and off road parking, in the catchment area for excellent schools and with easy access to town centre amenities and primary transport routes.

Council Tax band: B

Tenure: Freehold

- Beautifully refurbished
- Two double bedrooms
- Modern kitchen and bathroom
- Garage and parking
- Private rear garden
- Media tour



Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

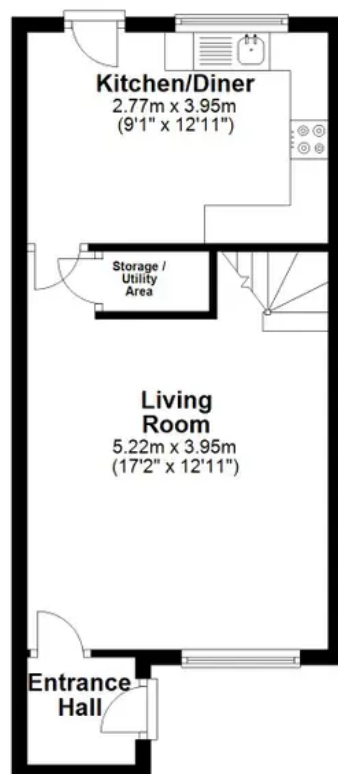
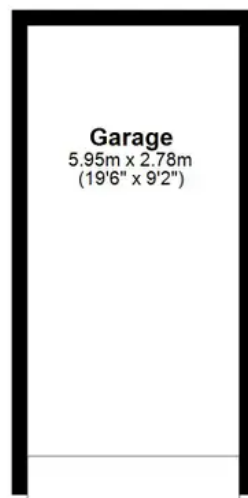
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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



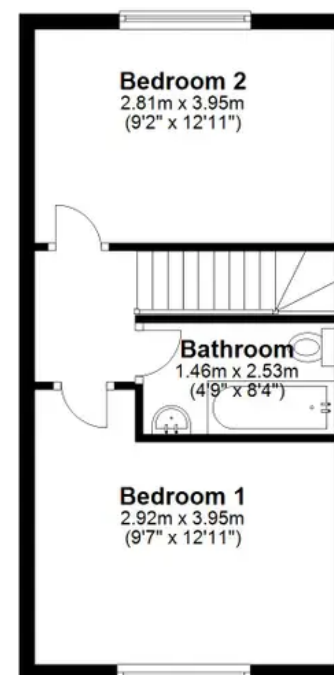
## Ground Floor

Approx. 50.7 sq. metres (545.2 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 83.5 sq. metres (899.3 sq. feet)

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