



Greenside, Euxton

PR7 6AS

£230,000





This generously proportioned 4-bedroom terraced property, is a fabulous family home. Situated within walking distance of Ofsted rated Outstanding schools, local shops, takeaways, restaurants and amenities this property has lots to offer. Step into the welcoming porcelain tiled entrance hall, with under stairs storage. To the left you will find the lounge, the perfect place to relax on an evening with oak wood flooring and a beautiful Portuguese marble fireplace with electric fire. Follow the porcelain tiled flooring from the entrance hall through to the large kitchen diner. With a range of stylish wall and base units a large range style cooker with 7 ring gas hob and extractor hood, family meals will be a breeze in this kitchen. Equipped with a dishwasher and fridge -freezer, stainless steel sink with drainer and mixer tap, as well as access to both the garden, utility, storeroom and shower-room. The modern shower room comprises shower cubicle with wc, pedestal wash hand basin and heated towel rail. The large storage room provides additional storage which could be utilised for to additional storage as well as a fabulous larder. The large utility room provides has a range of wall and base units, plumbing for both a washing machine and tumble dryer along with space and power for an additional under counter fridge and freezer, stainless steel double sink unit and gas boiler. Step outside to the 25 x 12 metre garden, which is mainly laid to lawn with borders containing wildlife friendly flowering shrubs. The large terrace provides the perfect space to enjoy family BBQs on summer nights with plenty of room for outside dining and relaxation with the sun setting at the bottom of the garden each evening.





To the first floor the fully tiled bathroom comprises a bath with overhead shower, heated towel rail and sink with mixer tap. Bedroom two to the rear of the property is a large double overlooking the garden. Bedroom one another large double is complimented by generous fitted wardrobes. To the front of the property is a lovely light and airy single bedroom. Head upstairs to the third floor to find the delightful light and airy fourth bedroom. Again, a double with two Velux windows offering views to the Lancashire Pennines. The room has a tranquil feel which lends itself to be used as peaceful office space for those wishing to work from home. To the front of the property is mainly laid to lawn, however there is scope to utilise the front garden area should one need additional parking as the curb stones have been lowered by the existing vendors,

Council Tax band: A

Tenure: Freehold



**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
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**Coppull Branch**

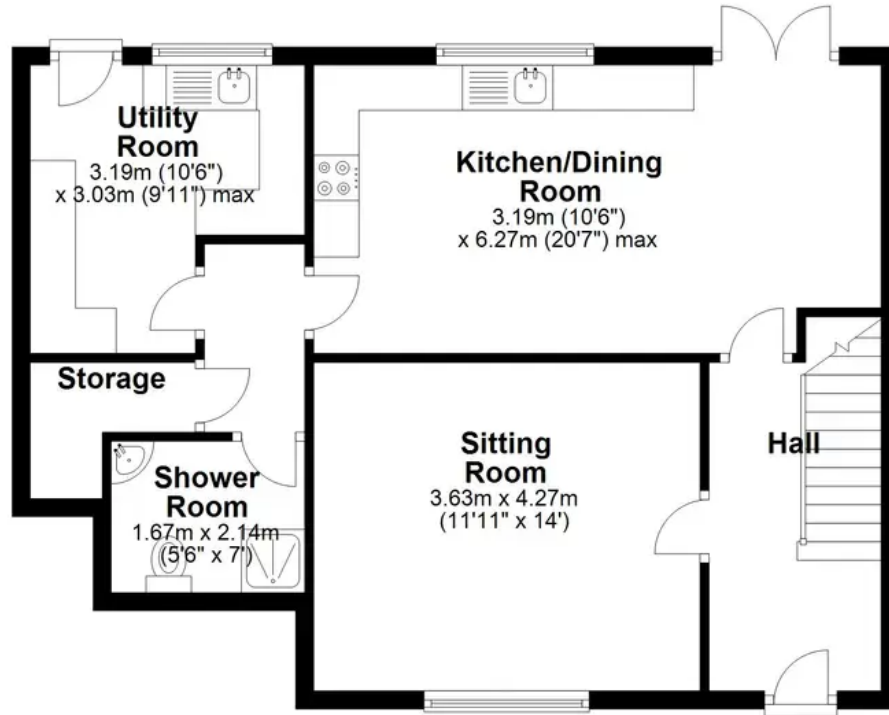
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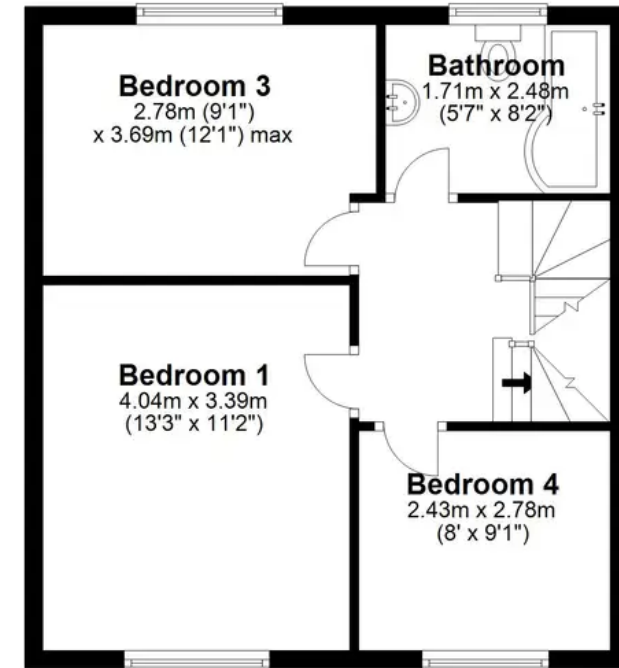
## Ground Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



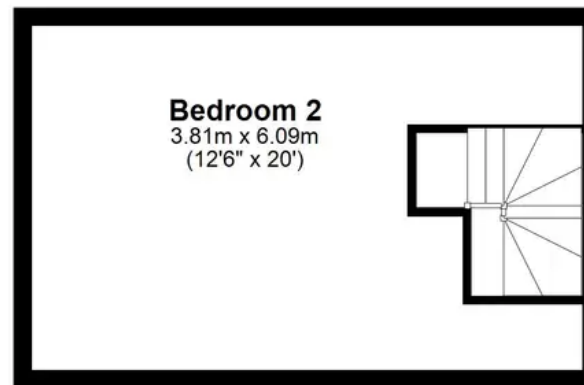
## First Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



## Second Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



Total area: approx. 127.3 sq. metres (1370.3 sq. feet)

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