



Baronsway, Euxton

PR7 6PS

£275,000





Extended five bedroom semi detached property in a popular and quiet residential area close to village and town centre amenities, primary transport routes and in the catchment area for excellent schools. The driveway can accommodate several vehicles and leads past the lawn bordered by mature shrubs to both the detached garage and the main entrance. Step into the vestibule and from there into the good sized living room. To the rear the dining kitchen comprises a range of wall and base units with gas hob, electric oven and grill and space, power and plumbing for other appliances with patio doors overlooking the garden. Step outside on to the southwest facing terrace, perfect for barbeques and entertaining with lawn leading to a second seating area and shed. Back inside to the first floor are two double bedrooms and a comfortable single. The smart, modern family bathroom comprises tiled elevations, bath with screen and electric shower over, wash hand basin on floating vanity unit, wc and ladder heated towel rail. To the second floor are two further double bedrooms with views over the village and the countryside beyond. With over 1,000 square feet of accommodation on offer this spacious home offers versatile living over three floors.



Extended five bedroom semi detached property in a popular residential area close to town centre amenities, primary transport routes and in the catchment area for excellent schools. With over 1,000 square feet of accommodation and versatile living over three floors. Council tax B, EPC D, Freehold.

Council Tax band: B

Tenure: Freehold

- Five bedrooms
- Versatile accommodation
- Southwest facing garden
- Popular residential location
- Ample parking
- Media tour



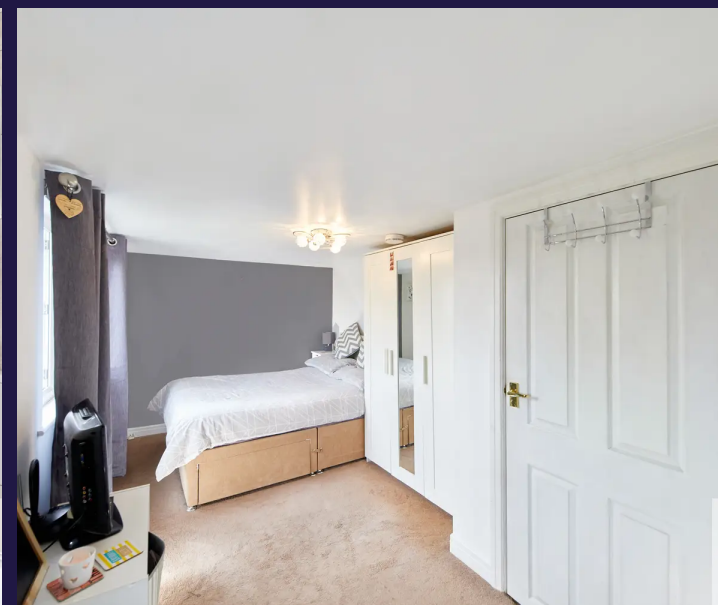
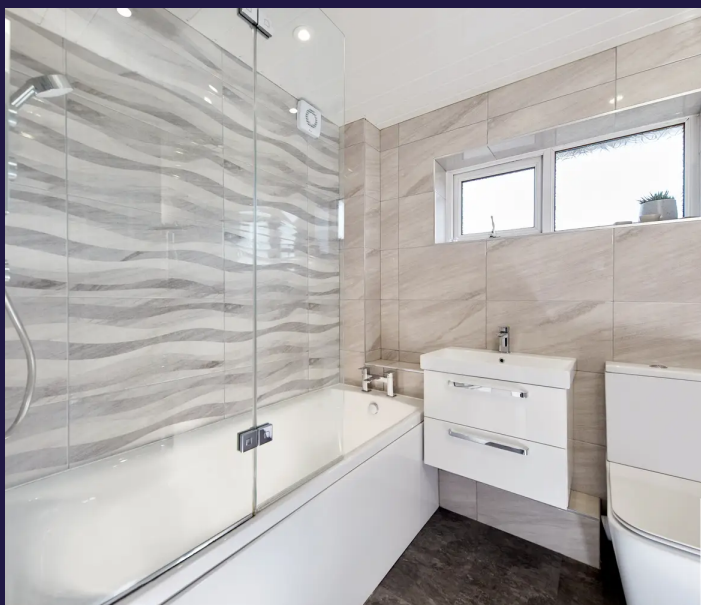
**Eccleston Branch**

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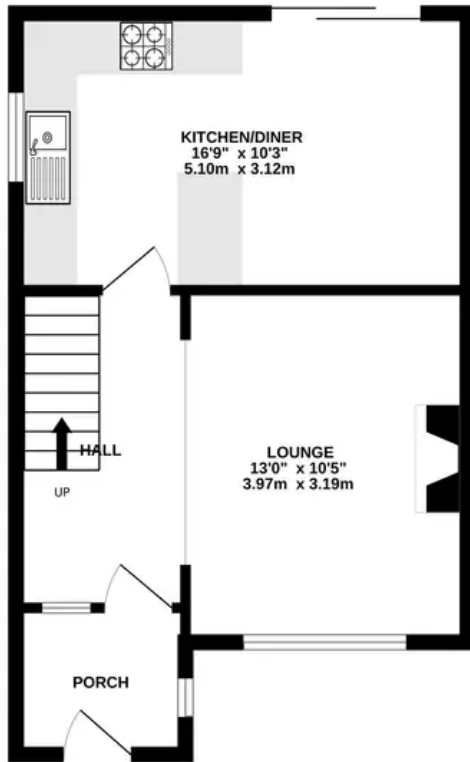
**Coppull Branch**

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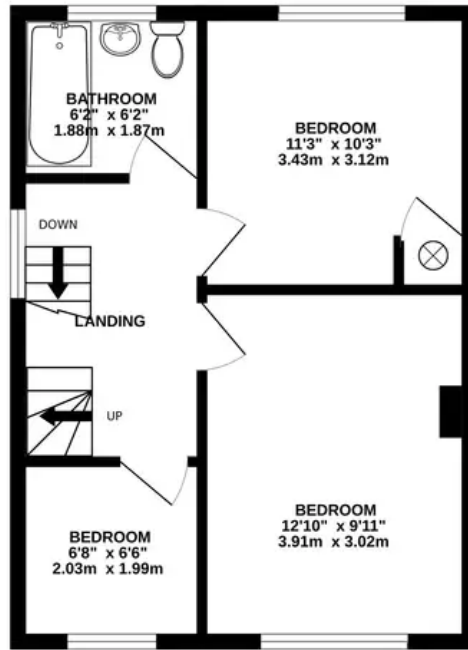
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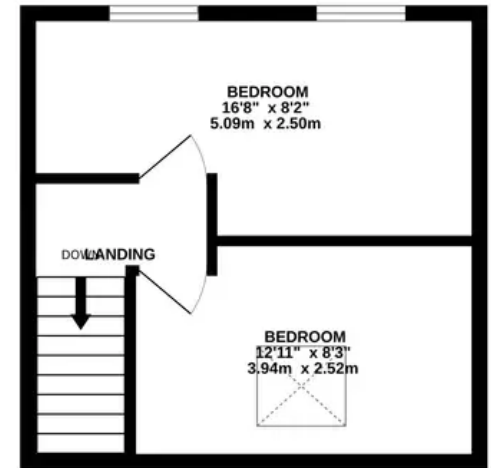
**GROUND FLOOR**  
409 sq.ft. (38.0 sq.m.) approx.



**1ST FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.



**2ND FLOOR**  
278 sq.ft. (25.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1075 sq.ft. (99.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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