



Village Croft, Euxton

PR7 6NH

 £265,000



Spacious detached property on a quiet cul de sac with three double bedrooms, within easy reach of primary transport routes, village and town centre amenities and in the catchment area for excellent schools. With over 1,000 square feet of accommodation on offer this lovely family home is available with no upward chain. To the front the driveway can accommodate several vehicles including a caravan or motorhome and leads to the main entrance. Step into the vestibule and from there to the living room with gas fire in stone hearth. The snug to the front makes an excellent playroom or home office. To the rear the kitchen comprises a range of wall and base units with American style refrigerator and freezer, range cooker and space, power and plumbing for other appliances. The space flows through to the large conservatory with plenty of room for dining and comfortable furniture. Completing the ground floor is the cloakroom comprising wc and wash hand basin. Externally the property benefits from an upper and lower terrace with lazy lawn making this a lovely and private space to sit out and relax in. Back inside, stairs lead to the first floor landing with access to each of the good sized bedrooms and the family bathroom with airing cupboard housing the Main combi boiler, corner bath with screen and mixer shower over, wc, wash hand basin in vanity and tiled flooring and elevations.



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Council Tax band: C

Tenure: Freehold

- Spacious detached property
- Three double bedrooms
- Cul de sac location
- Ample parking
- Low maintenance garden
- No upward chain



**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

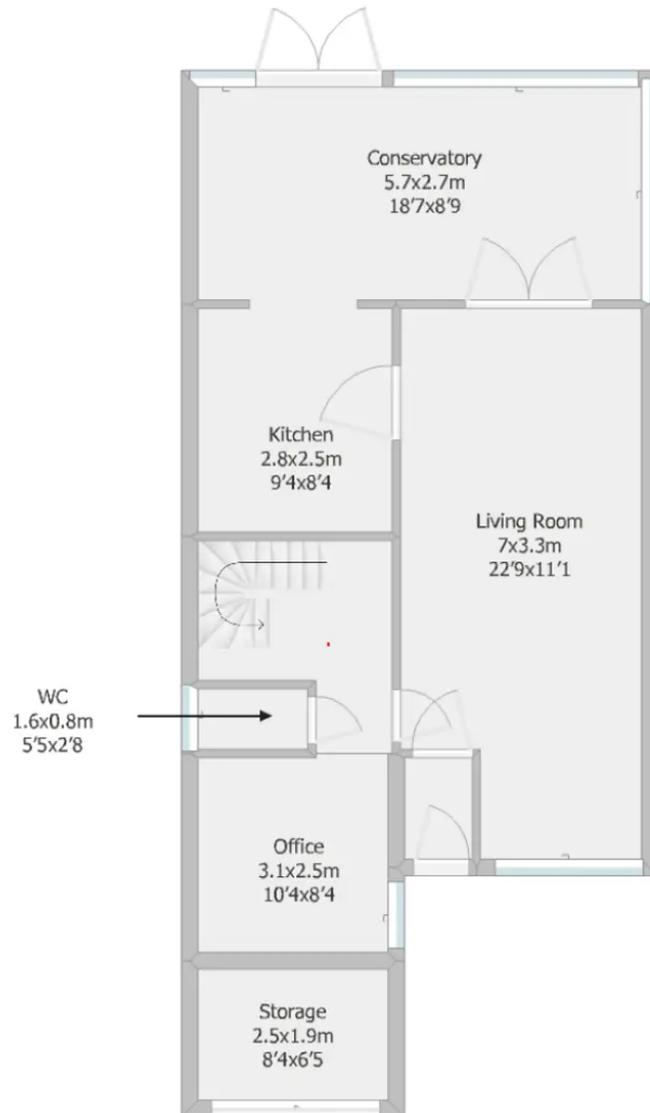
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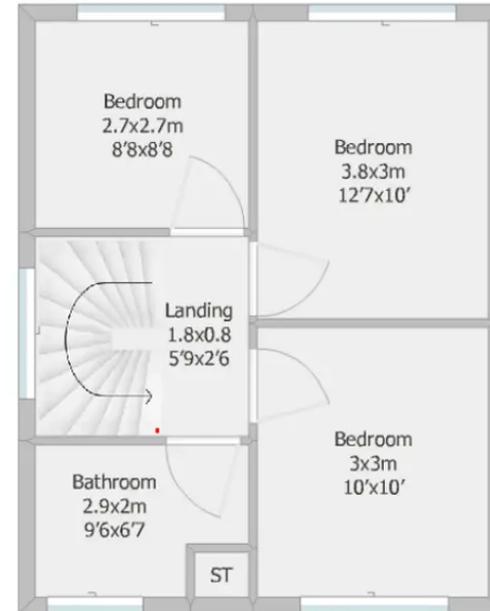


# Village Croft

Ground Floor  
62.3 sq m (approx)  
670.6 sq ft (approx)



First Floor  
37.4 sq m (approx)  
402.6 sq ft (approx)



Drawing is for illustrative purposes only and is not to scale.  
Drawn using RoomSketch.