

Euxton Lane, Chorley

PR7 1PS

£325,000





Very spacious five bedroom period semi detached property close to primary transport routes, town centre amenities and with Chorley hospital on the doorstep. With a glorious garden this family home has plenty to offer. To the front the driveway has a turning point, can accommodate several vehicles and leads to the detached garage and the main entrance. Step into the entrance hallway with wooden flooring and from there to the bay fronted living room with gas fire in stone hearth. The snug lives up to its name with a real fire, and, to the rear the heart of the house has plenty of space for both dining and comfortable furniture and the kitchen comprises a range of wall and base units with range cooker and space, power and plumbing for other appliances. Completing the ground floor is the shower room. Externally, there are three different gardens. Just by the house is the sun terrace with adjacent raised decking, a second terrace with circular pond and water feature and a curving brick pathway that leads to the middle garden and the studio with power and light. The middle garden has a terrace, beds with mature planting and greenhouse, and the path continues to the secret garden which is a grassed area bordered by mature trees just perfect for children to play in. Back inside carpeted stairs lead to the first floor landing with two lofts both with ladder and light, four double bedrooms, one of which has an original fireplace, and a comfortable single which is currently used as a home office. The bathroom comprises p shaped bath with screen and mixer shower over, wash hand basin, wc and ladder heated towel rail.



Very spacious five bedroom period semi detached property close to primary transport routes, town centre amenities and with Chorley hospital on the doorstep. With a glorious garden this family home has plenty to offer.

Council Tax band: C

Tenure: Leasehold

- Semi detached period property
- Five bedrooms
- Stunning garden
- Lots of potential
- Plenty of parking
- Over 1400 square feet



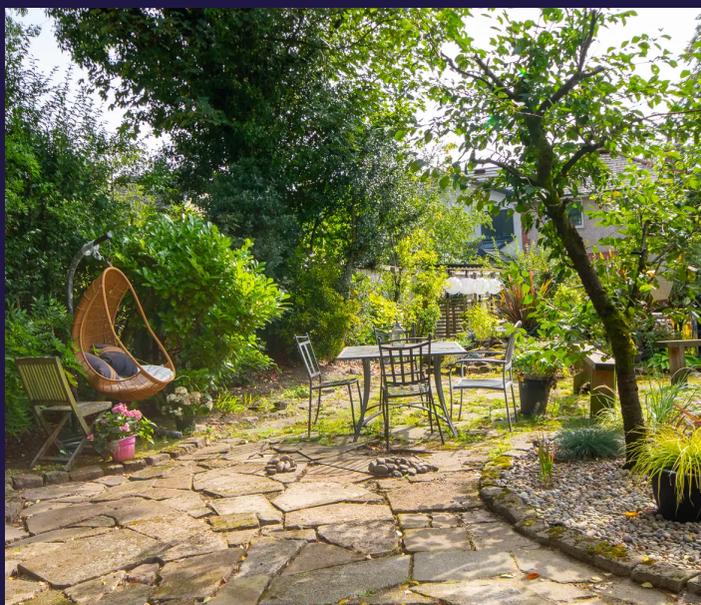
**Eccleston Branch**

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)



# Euxton Lane



Floor plan not to scale and is for illustrative purposes only.  
Plan produced with RoomSketch.