



4 Clematis Close, Euxton

PR7 1BZ



£365,000



Spacious five double bedroom detached property in a quiet cul de sac location, in need of some refurbishment, and offering over 1500 square feet of versatile accommodation. Close to town centre amenities, primary transport routes and the beautiful Astley Park, this family home is available with no upward chain. To the front the driveway can accommodate two vehicles and leads past the lawn to the detached double garage with power and light, to the main entrance. Step into the hallway with Karndean flooring that runs through much of the ground floor. To the right is the playroom or snug and to the right is the living room with log burning stove. Double doors lead to the dining room with patio doors out to the garden. The dining kitchen comprises a range of wall and base units with granite work surfaces, integrated dishwasher and space for additional appliances. Leading off is the utility room with microwave and space, power and plumbing for additional appliances and the cloakroom comprising wc and wash hand basin. Externally the garden is mainly laid to lawn with terrace and mature planting. To the first floor bedroom one has built in storage and en suite comprising mixer shower in cubicle, wash hand basin and wc. There are three further bedrooms on this floor and the bathroom comprising bath with screen and shower attachment, wc and wash hand basin. To the second floor, bedroom two has en suite comprising wash hand basin and wc. With a little tlc this property has so much to offer in terms of space and location.



Spacious five double bedroom detached property in a quiet cul de sac location, in need of some refurbishment, and offering over 1500 of versatile accommodation. Close to town centre amenities, primary transport routes and the beautiful Astley Park, and all available with no upward chain.

Council Tax band: E

Tenure: Freehold

- Detached property
- Five double bedrooms
- Cul de sac location
- In need of refurbishment
- Double garage
- No upward chain



**Eccleston Branch**

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01257 451673

**Coppull Branch**

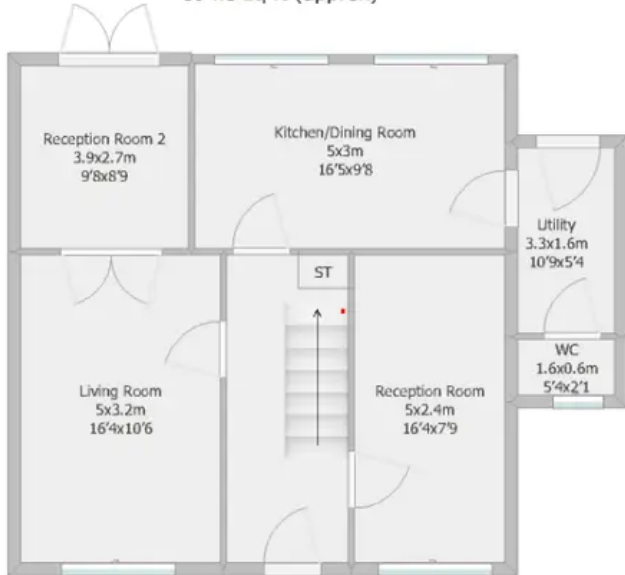
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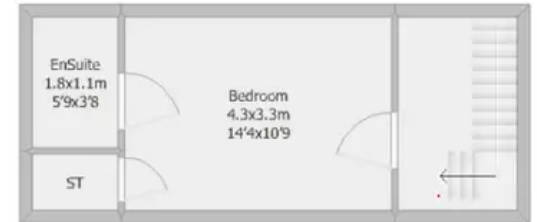
Ground Floor  
83.1 sq m (approx)  
894.5 sq ft (approx)



First Floor  
44.7 sq m (approx)  
481.1 sq ft (approx)



Loft Room  
16.7 sq m (approx)  
179.8 sq f (approx)



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