

HOME  TRUTHS

Shawbrook Close, Euxton

PR7 6JY

  
£265,000





Wonderful three bedroom semi detached property with over 1200 square feet of versatile accommodation, good sized rear garden and with lovely views over open countryside to the rear. Close to excellent schools, primary transport routes and town centre amenities this is an excellent family home. To the front, the pressed concrete driveway can accommodate several vehicles, benefits from an EV charging point, and leads past the lawn bordered by mature shrubs to the detached garage and main entrance. Step into the vestibule and from there to reception one, with gas fire in hearth, which in turn opens to reception two. Leading off is the conservatory overlooking the garden and the views beyond. The breakfast kitchen comprises a range of wall and base units, pantry, Belling range cooker, refrigerator, freezer and space, power and plumbing for other appliances. Completing the ground floor are bedroom three, with patio doors opening to the conservatory, and the bathroom comprising bath with screen and mixer shower over, wc and wash hand basin on vanity, ladder heated towel rail and fully tiled elevations and flooring. Step outside into the west facing garden with lawn and private sun terrace with views over open countryside making this the ideal place in which to relax and entertain. To the first floor, bedroom one benefits from fitted and walk in wardrobes and en suite comprising fully tiled elevations, rainfall mixer shower in cubicle, wc and wash hand basin on vanity. Bedroom two is currently used as a dressing room with a bank of fitted wardrobes, eaves storage and access to the loft.



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Council Tax band: C

Tenure: Freehold

- Spacious semi detached property
- Over 1200 square feet of versatile accommodation
- Open views over countryside to the rear
- Three bedrooms
- Large conservatory
- Close to excellent schools



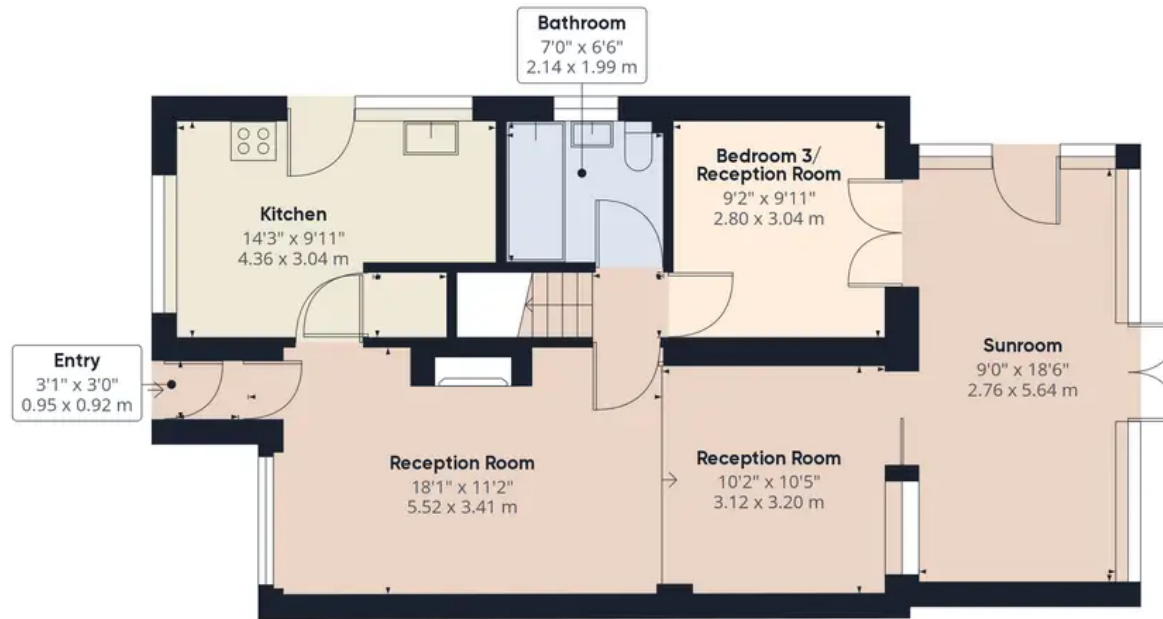
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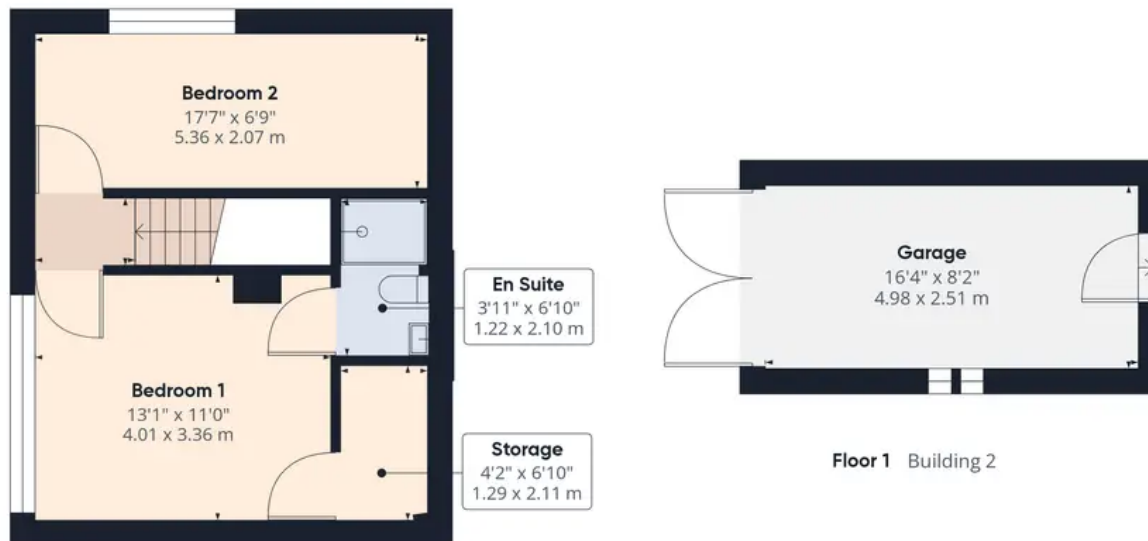
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Floor 1 Building 1



Floor 2 Building 1

Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**  
1278.69 ft<sup>2</sup>  
118.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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