

HOME  TRUTHS

Carnoustie Drive, Euxton

PR7 6FR

 £185,000



Delightful and stylish modern mews property tucked away at the end of a quiet cul de sac in a popular residential area yet still being in close proximity to both Buckshaw Parkway and Euxton Balshaw Lane train station. This home is very well presented with three double bedrooms, west facing garden and three allocated parking spaces this lovely home has plenty to offer. Stroll past the green space to the front with mature oak trees and up the pathway meandering through the cottage garden to the main entrance. Step into the entrance hallway with cloakroom off comprising wc and wash hand basin. The spacious living room has wood laminate flooring and leads to the dining kitchen to the rear comprising a range of wall and base units with integrated gas hob, electric oven and grill and space, power and plumbing for additional appliances. Step out onto the sun terrace overlooking the garden which is mainly laid to lawn with herbaceous borders, shed and access to the allocated parking. Back inside, stairs lead to the first floor landing with bedroom two having fitted wardrobes to the rear and the L shaped bedroom three making a perfect home office with two work stations. The bathroom comprises bath with screen and rainfall mixer shower, wc, wash hand basin and ladder heated towel rail. Continue to the second floor and bedroom one, with Velux windows for plenty of natural light and a bank of fitted wardrobes opening to additional eaves storage. With over 700 square feet of stylish accommodation and able to generate a rental return of over 5% this is an excellent first time buy, downsize or investment property.

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Council Tax band: B

Tenure: Freehold

- Beautiful modern mews property
- Three allocated parking spaces
- Cul de sac location
- Green area to the front
- West facing garden



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Eccleston Branch

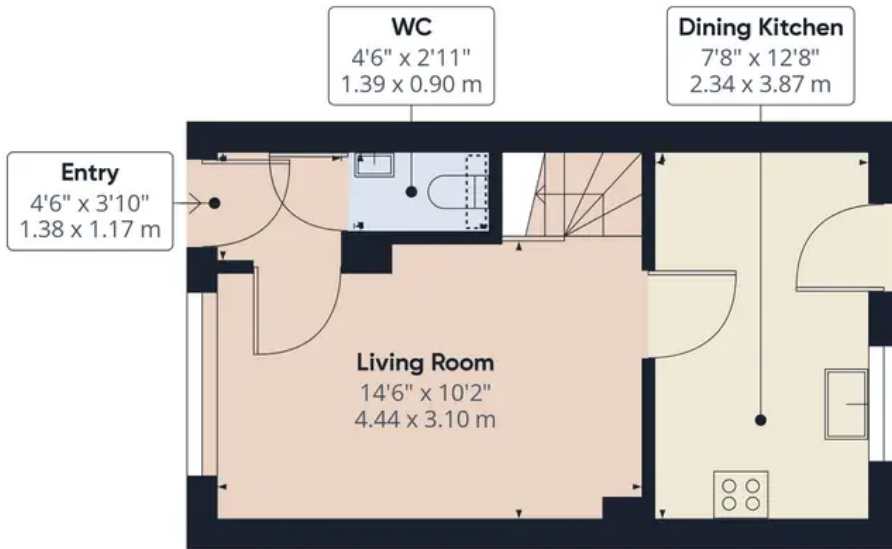
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

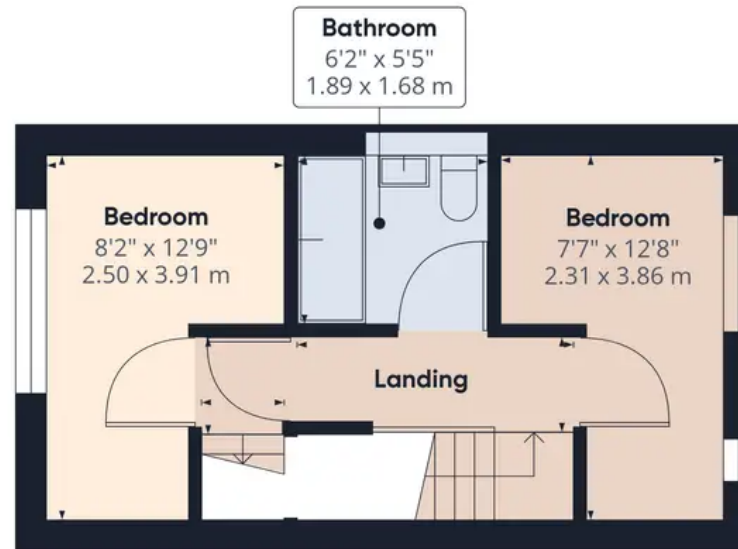
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Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

730.93 ft²

67.91 m²

Reduced headroom

89.63 ft²

8.33 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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