

HOME  TRUTHS

Armetriding Reaches, Euxton

[PR7 6GY](#)


£330,000



Gorgeous modern mews property, set over three floors with beautiful views over open countryside to the rear, in an exclusive development close to primary transport routes, town centre amenities and excellent schools. With over 1100 square feet of accommodation this is a wonderful place to call home.

Stroll across from one of two designated parking spaces, which are right to the front, to the main entrance and step into the welcoming hallway with cloakroom off comprising wash hand basin on floating vanity and wc. The delightful open plan living space naturally divides into discrete areas with the lounge overlooking the garden and countryside, dining room and kitchen comprising a range of wall and base units topped with quartz work surfaces and etched drainer, and integrated appliances including ceramic hob, electric oven and grill, microwave, refrigerator, freezer, wine cooler, dishwasher, washing machine and Ideal Logic combi boiler.

Step outside onto the south facing Indian stone dual level terrace with balcony overlooking the river and countryside beyond. As well as relaxing and just enjoying the view, this is the perfect place to entertain and watch the abundant wildlife including heron, kingfisher, bullfinch, owl and deer. Steps lead down past planted raised beds to the river bank.



Back inside, stairs lead to the first floor landing with bedroom one having fitted wardrobes and enjoying those lovely views, bedroom three to the front with fitted storage and desk making an excellent home office, and, the elegant family bathroom comprising tiled flooring and elevations, bath, wc, wash hand basin on floating vanity, rainfall mixer shower in cubicle and ladder heated towel rail.

With zoned central heating, wired aerial sockets in each bedroom, alarmed, fibre broadband and app controlled CCTV this spacious property has plenty to offer. There is a lovely community feel to this development so if you would like to be part of it then do give us a call to arrange a viewing and make it yours. Council tax B, EPC B, Freehold.



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Eccleston Branch

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Coppull Branch

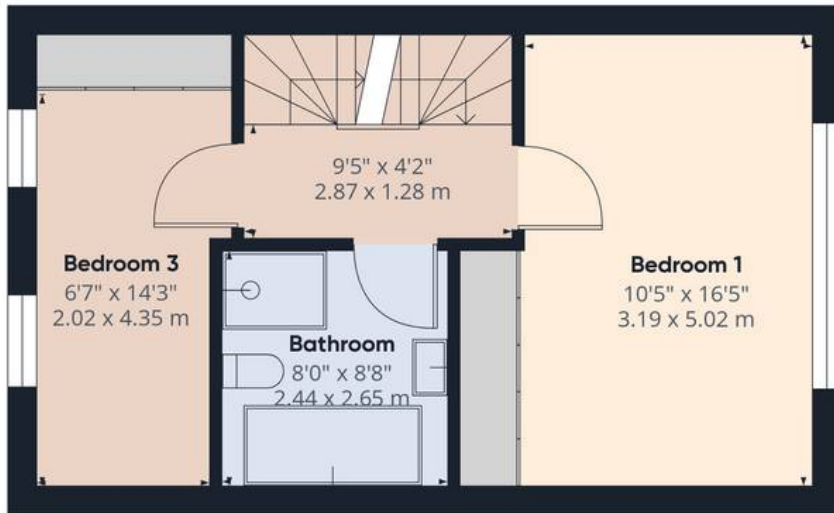
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Floor 1



Floor 2



Floor 3

Approximate total area⁰⁾

1112.88 ft²

103.39 m²

Reduced headroom

23.71 ft²

2.2 m²

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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