

HOME  TRUTHS

Dawbers Lane, Euxton

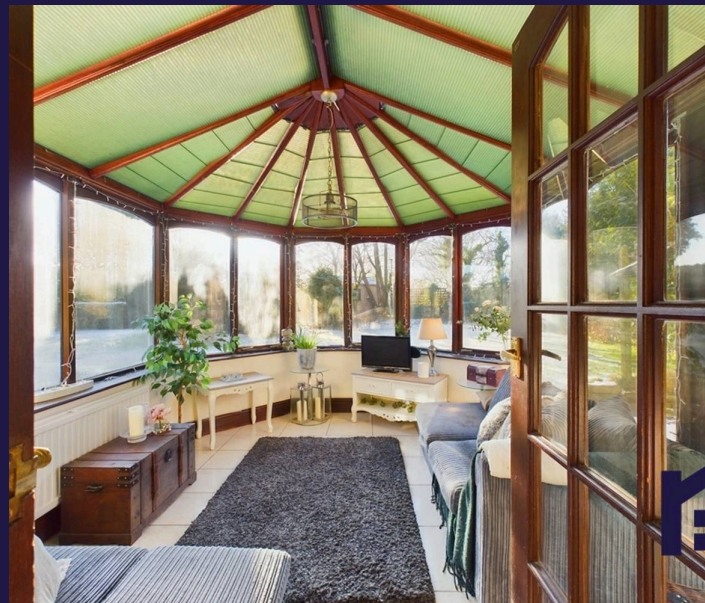
PR7 6EU

In Excess of £450,000





Delightfully spacious Grade II listed period property, brimming with character having five double bedrooms, exposed beams throughout, on a corner plot and offering over 2300 square feet of accommodation. To the front is ample parking which leads to the good sized garage, with power and light, and to the main entrance. Step into the entrance hallway with flagged flooring and cloakroom off comprising wash hand basin and wc. The wonderful and cosy living room benefits from log burner in hearth and patio doors opening to the garden, whilst the breakfast kitchen comprises a range of wall and base units with central island, quartz work surfaces, range cooker, slimline dishwasher and refrigerator. Completing the ground floor are the dining room and spacious conservatory which opens to the south facing garden. Step outside onto the private sun terrace and from there to the lawn bordered by mature planting making this the perfect place in which to relax and entertain. Back inside, stairs lead to the first floor landing with three double bedrooms including the master having en suite in a wet room style with rainfall mixer shower in cubicle, wc and wash hand basin. The elegant and stylish family bathroom comprises slipper bath, period style heated towel rail, rainfall shower in cubicle, wash hand basin and wc with high cistern. To the second floor is plenty of eaves storage and two fabulously large additional bedrooms with exposed beams, the larger of which also has the chimney breast running through it.



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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious period property
- Five double bedrooms
- Three reception rooms
- Ample parking
- Over 2,300 square feet
- Virtual tour

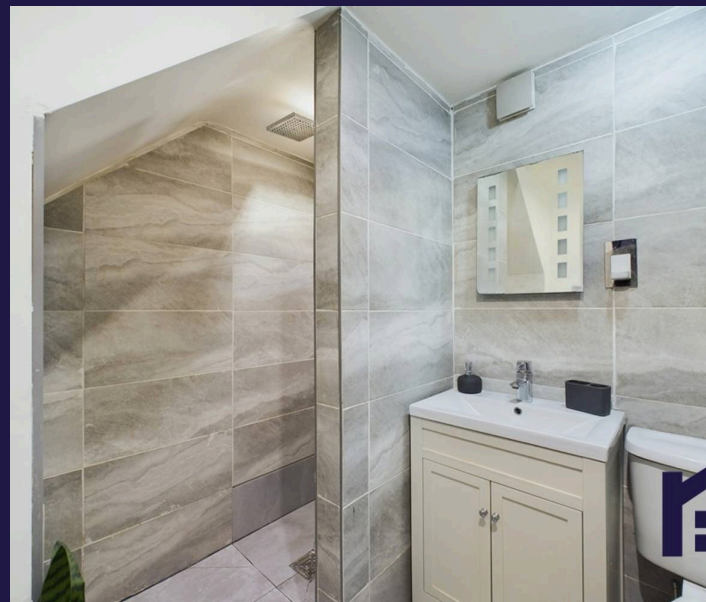


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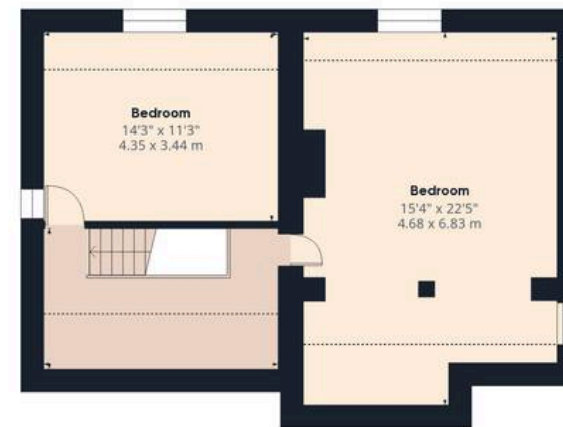




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2373.12 ft²
220.47 m²

Reduced headroom

141.45 ft²
13.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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