

HOME  TRUTHS



Countess Way, Euxton

PR7 6PT





Situated in a highly desirable residential area, this individual detached property enjoys a convenient position within easy reach of local amenities, schools and primary transport routes. To the front, a tarmacadam driveway provides parking for up to three vehicles and leads to the garage and main entrance. Step into the welcoming hallway with porcelain tiled flooring, which flows through much of the ground floor. The living room is light and inviting, while to the rear the heart of the home is flooded with natural light from patio doors overlooking the garden and offers ample space for both dining and relaxing. The kitchen comprises a range of wall and base units and a central island topped with quartz work surfaces, incorporating a breakfast bar and etched drainer sink. Integrated appliances by Neff and AEG include an induction hob with downdraft extractor, double electric oven and grill, full height refrigerator and dishwasher. A large and separate utility/boot room provides space, power and plumbing for additional appliances, along with a courtesy door to the garage and a cloakroom comprising wc and wash hand basin. Step outside into the west-facing rear garden, featuring an upper decked area, lazy lawn leading down to a lower deck and pergola, making this an ideal space in which to relax and entertain. Back inside, a beautiful wooden staircase leads to the first floor landing with loft access. The principal bedroom benefits from a bespoke dressing room and a linen cupboard housing the central heating boiler. Bedrooms two and three are also doubles with built in storage, while bedroom four is a comfortable single. The bathroom comprises bath, wc and wash hand basin on vanity, while the separate shower room features an electric shower in cubicle, wc, wash hand basin and fully tiled elevations and flooring.

2 Countess Way

Euxton, Chorley

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Individual family home
- Four bedrooms
- Beautiful dining kitchen
- West facing garden
- Virtual tour
- Sought after location

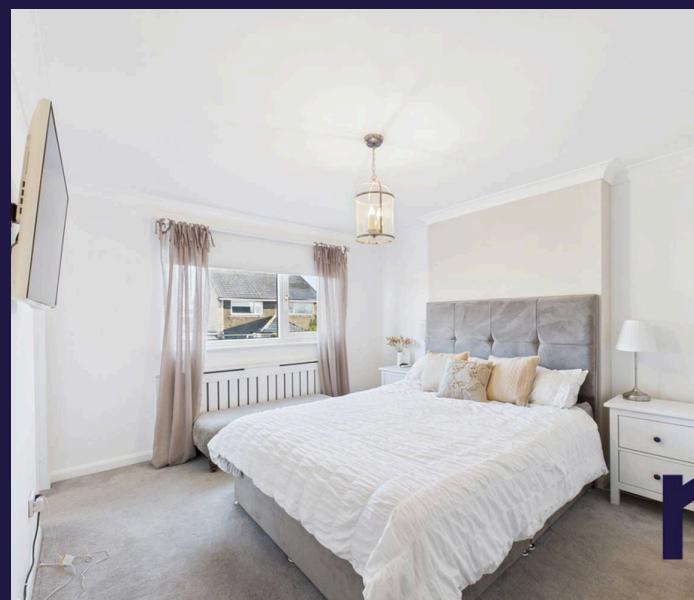


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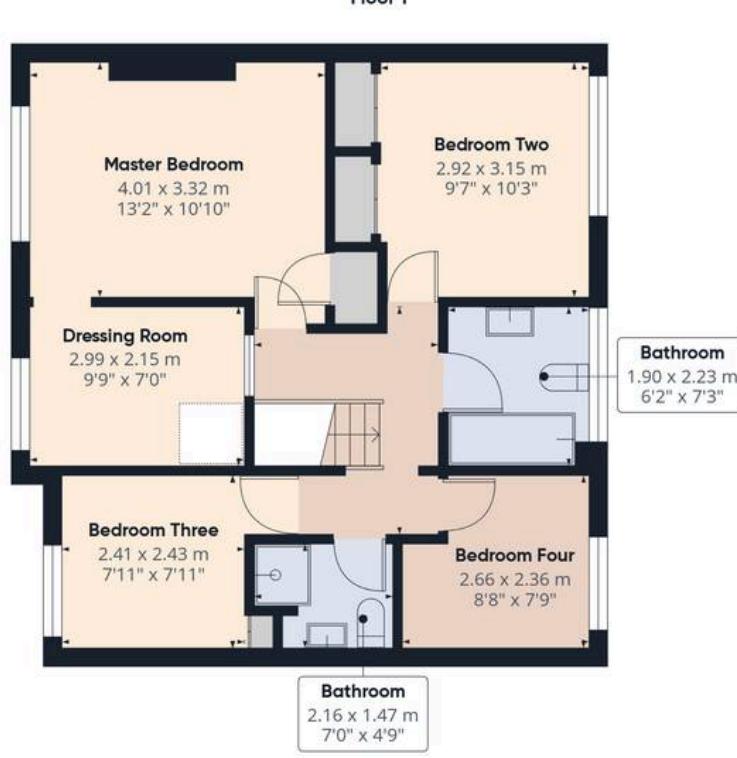




Approximate total area⁽¹⁾

118.3 m²
1272 ft²

Reduced headroom
1.4 m²
15 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.