

HOME  TRUTHS

Countess Way, Euxton

PR7 6PT





Beautifully presented throughout, this stylish home offers well-balanced accommodation, clever storage solutions and a landscaped garden — all complemented by a two-car driveway and practical modern finishes. A two-car driveway leads to an enclosed porch featuring smart, concealed storage tucked behind mirrored doors, along with coat hanging space, boot storage and a small loft area.

The living room is bright and welcoming, centred around a feature fireplace with a large window allowing plenty of natural light, and stairs leading to the first floor.

To the rear, the neutral kitchen offers fantastic under-stair storage, space for a fridge/freezer, oven and washing machine, extractor hood and ample cupboard space. This flows into a sun room currently used as a dining area, enjoying views over the beautiful garden.

Outside, the landscaped garden provides generous paved areas, side access to the driveway and a raised terrace ideal for seating and entertaining. The shed is equipped with power and light.



Upstairs, the attractive landing provides loft access, with the boiler housed in the loft. The family bathroom features a bath with overhead shower, large wash basin, WC, illuminated mirror and airing cupboard. The principal bedroom benefits from fitted wardrobes and large windows, allowing for plenty of natural light. The second and third bedroom, previously one room, are at the rear of the property and could be easily converted back to a spacious double bedroom if desired.

Council tax B, EPC C, Freehold.



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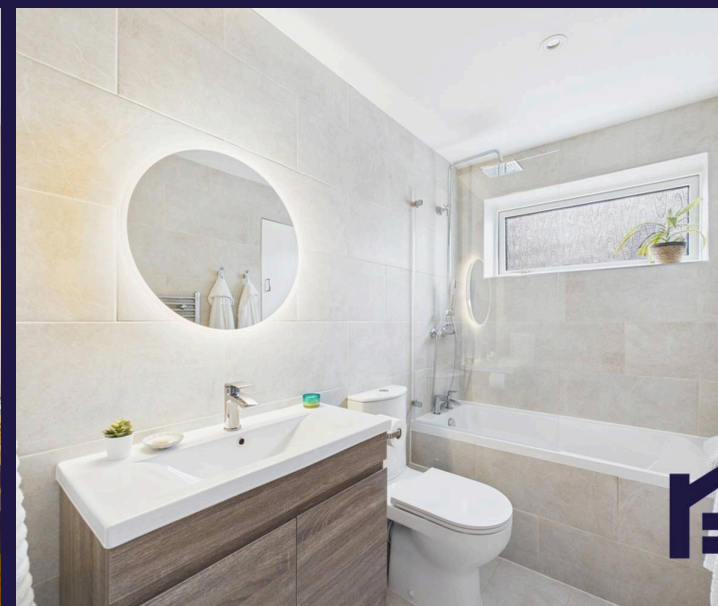
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Coppull Branch

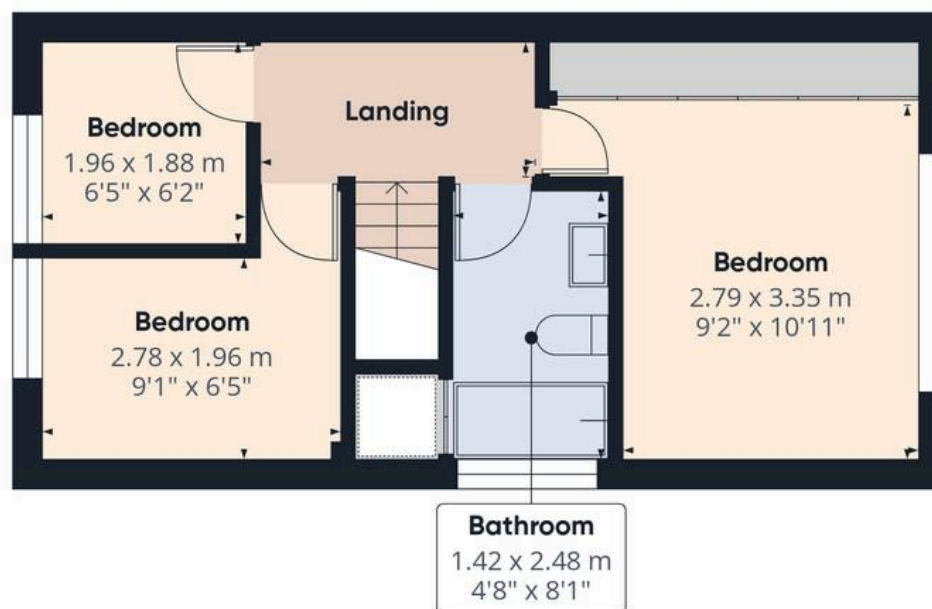
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Floor 1



Floor 2

Approximate total area⁽¹⁾

71.8 m²
773 ft²

Reduced headroom

0.8 m²
8 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.

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