

HOME  TRUTHS



Pennine Avenue, Euxton

PR7 6PE





Situated on a quiet cul-de-sac, this excellent three bedroom semi-detached property is ideally located within easy reach of local and town centre amenities, primary transport routes and highly regarded schools, making it a superb family home. To the front, the driveway provides parking for two vehicles and leads past the garden to the detached garage and main entrance. Step into the entrance hallway, where the understairs area has been cleverly utilised as a handy utility space, and from there into the open-plan living room, offering generous space for both dining and comfortable seating. Patio doors overlook the rear garden, allowing plenty of natural light to flow through. Leading off is the modern kitchen, comprising a range of wall and base units with integrated induction hob, microwave, double electric oven and grill, along with space, power and plumbing for additional appliances. Completing the ground floor is the elegant bathroom, featuring an L-shaped bath with screen and rainfall mixer shower over, wash hand basin and wc on vanity, and ladder heated towel rail. Externally, the west-facing rear garden enjoys afternoon and evening sunshine, with elevated decking leading down to a lower garden area and shed — currently home to the resident ducks — creating a charming and characterful outdoor space. Back inside, stairs rise to the first-floor landing, where bedrooms one and two are both doubles, and bedroom three is a very comfortable single, currently used as a dressing room.



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Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Lovely semi detached property
- Three bedrooms
- Over 800 square feet of accommodation
- Modern kitchen and bathroom
- Virtual tour
- No upward chain



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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

90.7 m²

977 ft²

Reduced headroom

1.3 m²

13 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.