

HOME  TRUTHS

Park Avenue, Euxton

PR7 6JQ





Situated at the end of a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal family home. With a driveway providing off-road parking for three vehicles and a convenient village location close to local amenities, the property is ready to move straight into.

The welcoming entrance hallway, accessed via a modern composite front door, leads through to the spacious lounge at the front of the property. Light, neutral décor and a charming multi-fuel burner set within a brick fireplace create a warm and inviting focal point.

To the rear, the generous dining room offers ample space for a large family table and enjoys pleasant views over the garden. The modern kitchen, renovated in 2022, is finished in cream with wood-effect worktops and a range of wall and base units, providing excellent storage and workspace. Features include a ceramic sink overlooking the garden, integrated fridge freezer and dishwasher, with space for a Range-style cooker.



Upstairs, the spacious landing leads to three double bedrooms, including a principal bedroom with dressing area. The family bathroom was reconfigured and fully renovated in 2022, offering a fresh and contemporary space with bath, mixer shower, wash hand basin and WC.

The property has seen numerous improvements since 2018, including new flooring throughout, replastered ceilings, replacement gutters and fascias and a boarded loft for additional storage. Externally, the large landscaped rear garden has been thoughtfully redesigned with Indian stone paving, level lawn and attractive borders, creating a fantastic space for relaxing and entertaining.

The converted garage provides superb additional accommodation, currently arranged as a gym, office and utility space, complete with plumbing for a washer and dryer and an additional wc. The garage has also been upgraded with double glazing, a motorised insulated door, plastered ceiling with spotlights and a loft area.

A fantastic home offering space, flexibility and modern improvements throughout.

Council tax B, EPC to follow, Freehold.



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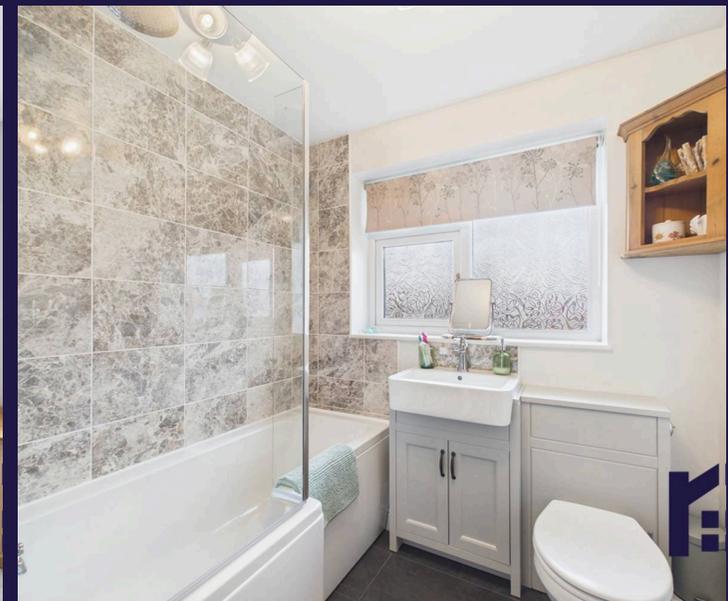
### Eccleston Branch

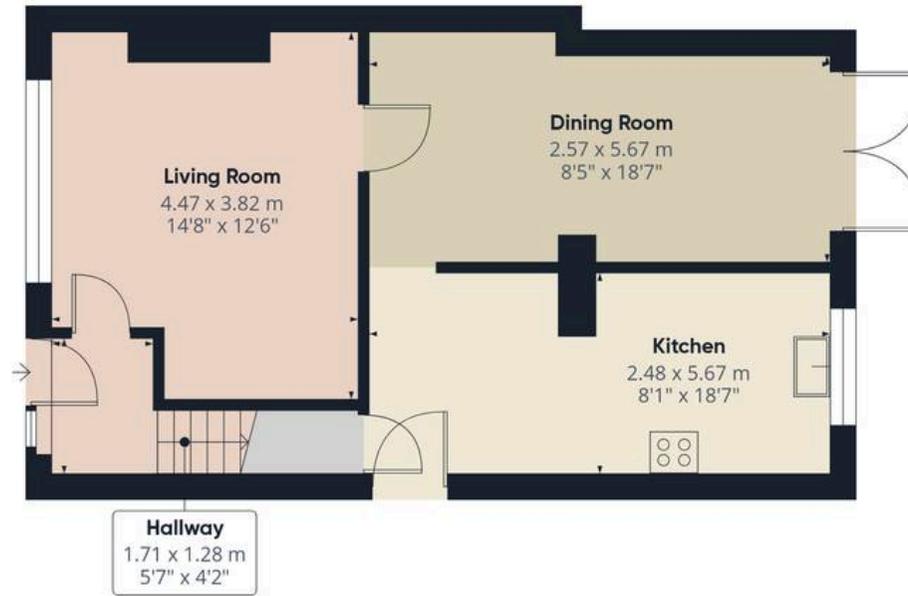
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01257 451673

### Coppull Branch

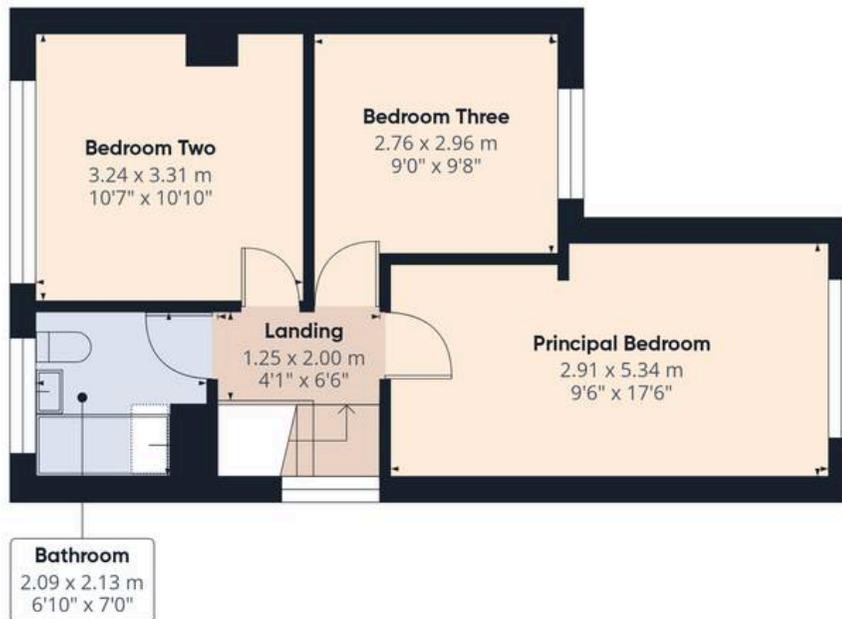
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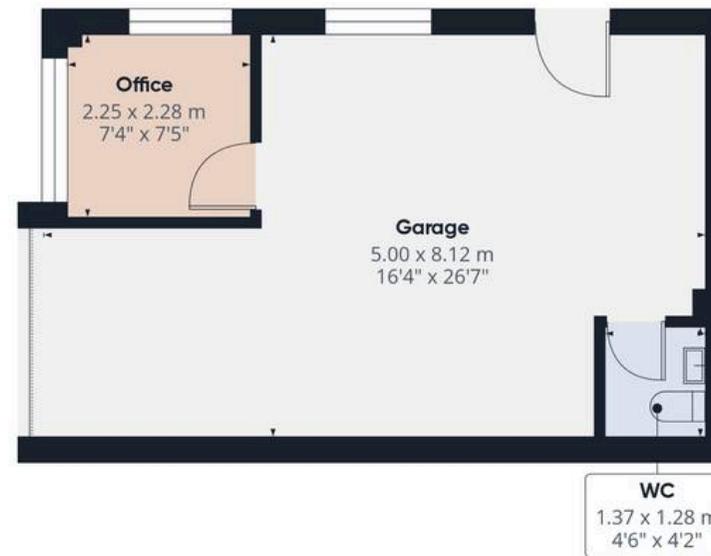




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

128.6 m<sup>2</sup>

1385 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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