

HOME  TRUTHS



Cedar Avenue, Euxton

PR7 6BD



This beautifully presented semi-detached home is ideally situated in a popular village location, offering a wonderful balance of space, style and practicality across two floors. With its attractive stone and brick exterior and driveway providing parking for up to three cars, the property is perfectly suited to modern family living. Stepping inside, the bright and welcoming entrance hall sets the tone for the rest of the home. To the front, the spacious living room provides a comfortable and inviting setting, centred around a charming multi-fuel stove set within a half-brick fireplace - creating a cosy focal point for relaxing evenings. To the rear, the property opens into a well-appointed modern kitchen, thoughtfully designed with a range of integrated appliances including an oven, hob, extractor, wine fridge, fridge/freezer and dishwasher. There is generous worktop space alongside a breakfast bar for informal dining. The layout flows seamlessly into a light-filled conservatory, currently used as a dining area, this space enjoys lovely views over the garden and provides an ideal setting for both everyday living and entertaining. Upstairs, the property offers three bedrooms, comprising a generous master double with fitted wardrobes, a further double bedroom and a well-proportioned single, ideal as a child's room, guest room or home office. These are served by a contemporary family bathroom, while a second bathroom on the ground floor adds extra convenience for busy households. Externally, the south-facing rear garden is a real highlight, enjoying plenty of sunshine throughout the day. It has been thoughtfully arranged with a mix of lawned and paved areas, along with a covered seating space complete with power and heating, creating an ideal environment for relaxing or hosting.



A dedicated BBQ area further enhances the space, and being the largest garden on the street, it offers excellent room for families and outdoor activities. Overall, this is a well-maintained and inviting home, combining generous living space with a highly desirable village location close to local amenities and transport links. Ready to move straight into, it presents a fantastic opportunity for buyers seeking a comfortable and versatile family home..

- Semi detached house
- Beautifully presented
- Two reception rooms
- South facing garden
- Virtual tour



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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

103.7 m<sup>2</sup>

1116 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(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.