



18 Turnbury Close
Euxton
£244,950



Offered for sale **CHAIN FREE** and at the end of a cul de sac, this **FOUR BEDROOMED FAMILY HOME** has three downstairs reception rooms offering flexible accommodation, a good sized kitchen breakfast room with utility off, downstairs cloakroom, four bedrooms with the principal having an en suite, family bathroom, a single car garage plus off road parking in the popular Milestone Meadow/Turnbury Close development of Euxton.

Directions: From Chorley Town Hall turn right into Union Street, and at the roundabout turn left heading onto the A6 towards Preston. After passing Chorley hospital continue onto Euxton Lane at the roundabout. Take a turning on the right into Eastview and immediately left into Milestone Meadows, follow the road round, at the mini roundabout turn right, continue around, past Belfry close, Turnbury Close is the next turning on the left. Follow the road round to the right and the property can be found on the right hand side at the far end of the cul de sac.

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297 The Green
Ecclestone
Chorley
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PR7 5TS
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22 Town Road
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Lancashire
PR26 7RB
Tel: 01772 601092

10 Babylon Lane
Adlington
Chorley
Lancashire
PR6 9NN
Tel: 01257 481203

The Accommodation Comprises

Entrance

Protected by an overhanging pitched roof; half glazed front door with stained leaded double glazed panel and double glazed side window.

Hall



Oak effect laminate flooring; brass plated power points and light switches; central heating radiator; coved ceiling; open bannistered staircase to first floor.

Cloakroom

Fitted with a close coupled WC and corner white wash hand basin with chrome taps; oak effect laminate flooring; central heating radiator with thermostatic control; extractor fan.

Sitting Room

4.78m x 3.23m
15'8 x 10'7



The measurements are taken into the uPVC double glazed bay window overlooking the front garden; feature coal effect gas fire in a black cast metal surround on a marble hearth and back with a polished wood surround; coved ceiling; oak effect laminate flooring; brass plated power points and light switches; two central heating radiators with thermostatic controls; telephone point; television point; double panelled glazed door leading into the dining room/study.

Dining Room/Study

2.95m x 2.68m
9'6 x 8'9



Currently being utilised as a family study room; oak effect laminate flooring; coved ceiling; computer points; power points; central heating radiator with thermostatic control; brass plated dimmer light switch; double glazed doors leading to the conservatory.

Breakfast Kitchen



3.05m widening
to 4.09m x 2.67m

10'0 widening to
13'4 x 8'9

Fitted with a generous range of wall and base units in a beech effect finish; stone effect contrasting worktops; tiled between worktops and units extending to matching splashbacks; stainless steel sink and a half with drainer and chrome monobloc mixer tap; uPVC double glazed window overlooking the rear garden; integrated extractor hood over the built-in stainless steel gas hob and built-in electric oven below; space for fridge and freezer; television point; breakfast bar; central heating radiator with thermostatic control; ceramic glazed terracotta style tiled floor.

Utility Area

Stainless steel sink with drainer; plumbed for automatic washing machine; vented for tumble dryer; worktops; tiled splashbacks; *Gloworm* energy saving boiler; extractor fan; uPVC half glazed rear door.

Conservatory



4.61m x 2.76m
15'1 x 9'1

Ceramic tiled floor; white uPVC double glazed windows on a brick built wall; polycarbonate roof; double French doors leading onto the rear garden; power points; ceiling light/fan combination fitting.

FIRST FLOOR

Landing

Loft access; useful airing/storage cupboard housing the hot water cylinder

Master Bedroom (Front)



3.47m x 2.95m
extending to
4.08m
(11'5 x 9'8
extending to
13'4)

The measurements do not include the two double doored wardrobes which contain good hanging space and shelves above; uPVC double glazed window overlooking the front garden; central heating radiator with thermostatic control; wall to wall fitted carpeting; power points; telephone point; television point; brass plated light switch.

En Suite Shower Room



Containing a white three piece suite with an oak effect laminate floor; close coupled WC; pedestal wash hand basin with chrome taps; fully tiled shower with a folding glass shower screen and a thermostatically controlled *Aspen Whitewater* shower unit; extractor fan; central heating radiator with thermostatic control; obscured glass uPVC double glazed window.

Bedroom Two (Front)

3.68m narrowing to 2.58m x 3.75m
(12'1 narrowing to 8'6 x 12'3)



An L-shaped bedroom; two uPVC double glazed windows; two central heating radiators with thermostatic controls; double wardrobe with hanging space and shelving above; wall to wall fitted carpet; power points; additional built-in cupboard.

Bedroom Three (Rear)

2.73m extending to 3.06m x 2.84m
(8'11 extending to 10'1 x 9'3)



Wall to wall fitted carpet; uPVC double glazed window overlooking the conservatory and rear garden; central heating radiator with thermostatic control; power points.

Bedroom Four (Rear)

2.63m x 2.10m
8'8 x 6'11

uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; wall to wall fitted carpet; power points; television point.



Family Bathroom

2.18m x 2.09m
7'2 x 6'10

Fitted with a three piece suite in white including a twin gripped panelled bath with chrome taps and a *Mira Excel* mixer shower over; close coupled WC and pedestal wash hand basin with chrome taps; fully tiled to the bath and shower area extending to matching splashbacks; uPVC double glazed obscure window; extractor fan; terracotta style ceramic tiled floor.



OUTSIDE

Single Garage

Up and over door; power and light.

Front Garden

Macadammed driveway; paved footpath leading to the front entrance; further paved footpath through a side gate leading to the rear of the property. The front garden which is mainly laid to lawn also has a good collection of mature shrubs and climbing plants.

Rear Garden

Paved patio area; mainly laid to lawn; further patio area which has a table and chairs; cold water bib tap; panelled fencing protecting three sides of the garden; collection of coniferous shrubs and bedding plants to the borders; lovely clematis climbing up a trellis; wooden shed; access to both sides leading to the front of the property.

