



**2 Springfield Gardens, Euxton, Chorley, PR7 6GX**

**Price: £575,000**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		

- Gas central heating and double glazing
- Spacious living accommodation
- Open plan lounge/dining/kitchen
- Large living room
- Sought after location
- Attractive 4 piece bathroom
- Two En-Suite Bedrooms
- Double garage



## 2 Springfield Gardens, Euxton, Chorley

### FULL DESCRIPTION

This stunning and show-home-standard five bedroom detached residence is located in a cul-de-sac position in a highly sought after residential location. The home is an executive family home with a spacious open plan living/dining/kitchen with lovely views over the landscaped rear garden which offers a decking area, artificial grass and patio area. To the front is parking and access to a double garage with electric door. Internally the home provides master bedroom with en suite and walk in wardrobe. The second bedroom also provides an en suite and there is a large family four piece bathroom. The home is beautiful throughout and one of the finest on the market!



### ENTRANCE HALL

Amtico flooring. Built in under stairs storage cupboard.

### GROUND FLOOR WC

WC. Amtico flooring. Double glazed window. Extractor fan.

### LOUNGE

Two double glazed windows. Air conditioner. Feature recessed living flame fire in chimney with glass surround. Amtico flooring.



### LIVING/DINING/KITCHEN

Open plan living space for the family. Fitted wall and base units with integrated oven, microwave, 5-ring gas hob and extractor fan. Living flame fire in lounge area with feature natural stone wall. Three double glazed windows. Double glazed patio doors to garden.



### UTILITY ROOM

Double glazed door and window. Stainless steel sink unit and mixer tap. Plumbed for washing machine. Amtico floor.

### STAIRS AND LANDING

Double glazed window. Central heating radiator. Loft access with pull down ladder. Glass balustrade.



### BEDROOM 1

Double glazed window. Central heating radiator.

### ENSUITE

Shower cubicle. WC. Vanity hand basin. Double glazed window.

### WALK IN WARDROBE

Fitted shelves and hanging space.

### BEDROOM 2

Double glazed window. Central heating radiator. Air conditioner.

### ENSUITE

Shower cubicle. WC. Vanity hand basin. Double glazed window. Chrome ladder style towel radiator. Fully tiled.

### BEDROOM 3

Double glazed window. Central heating radiator. Air conditioner. Fitted wardrobes.

### BEDROOM 4

Double glazed window. Central heating radiator.

### BEDROOM 5



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Double glazed window. Central heating radiator.

### FOUR PIECE BATHROOM

Bath. Shower cubicle. WC. Vanity hand basin. Amtico flooring. Double glazed window. Chrome ladder style towel radiator. Fully tiled.

### GARDENS

Two car block paved driveway in stone with an artificial grass area.

Landscaped rear garden with artificial grass, decking and patio areas.

### GARAGE

Integral. Power and lighting. Electric door. Access via hallway.

### Broadband

We are advised that the property can obtain broadband.

### Mobile Data

We are advised that you are likely to have mobile phone coverage.

We would suggest that you also make your own enquiries as to mobile data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### TENURE

The property is **Freehold**

### COUNCIL TAX

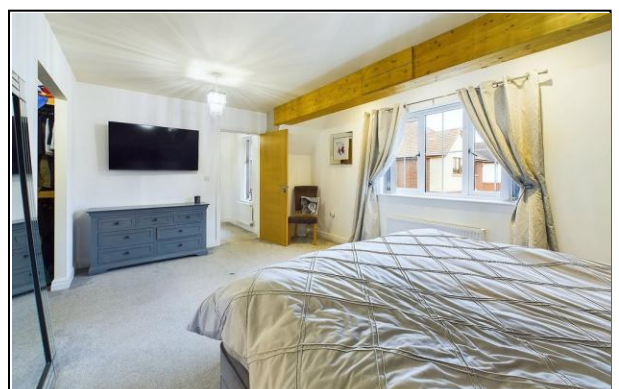
Band "F"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

### PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details,





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therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

17/10/2024



Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
1823.75 ft<sup>2</sup>  
169.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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