

Wigan Road, Euxton

PR7 6JG

£350,000





Beautiful and spacious three bedroom detached property situated in the desired village of Euxton, situated close to all local amenities with excellent access to transport links and local schools. Available with no upward chain and vacant possession. Internally, the entrance hall gives on to the lounge and stairs to the first floor. The Lounge has a feature gas fireplace with complimentary surround and bay window to the front. Through to the large kitchen dining room, there is tiled and wooden flooring with contrasting work surfaces and units, freestanding electric oven and sliding doors leading out to the garden. The utility room has space and plumbing for extra appliances and includes a downstairs wc. On the first floor are the three bedrooms, all neutrally decorated and carpeted. Bedrooms one and two are good sized doubles and the third a comfortable single. The modern three-piece family bathroom consists of a panelled bath with shower over, wash hand basin, wc and heated towel rail. Externally, this fabulous property has a long through driveway with entry and exit and off-road parking for several cars. The large front garden is private with the large shrubs and trees. To the rear of the property, a great sized garden sweeps around the side of property and is edged with fencing and more mature shrubs for privacy. This delightful family home is in the catchment area for some excellent schools and is the perfect place for a family home.





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Tenure: Leasehold

- Stunning three bedroom detached home
- Extensive driveway parking
- Large gardens
- Vacant possession and no upward chain



Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF  
01257 451673

Coppull Branch

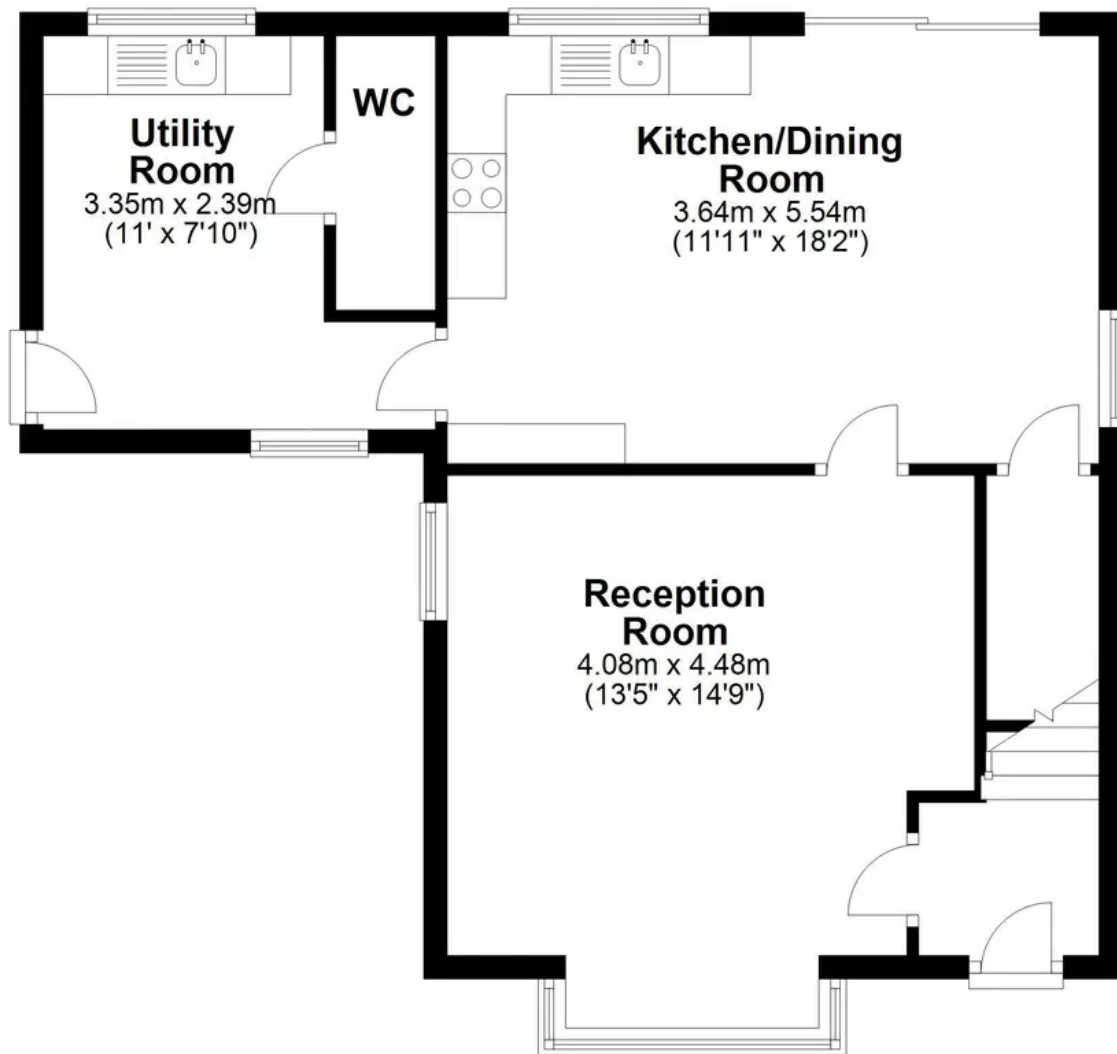
244 Spendmore Lane, Coppull, PR7 5DE  
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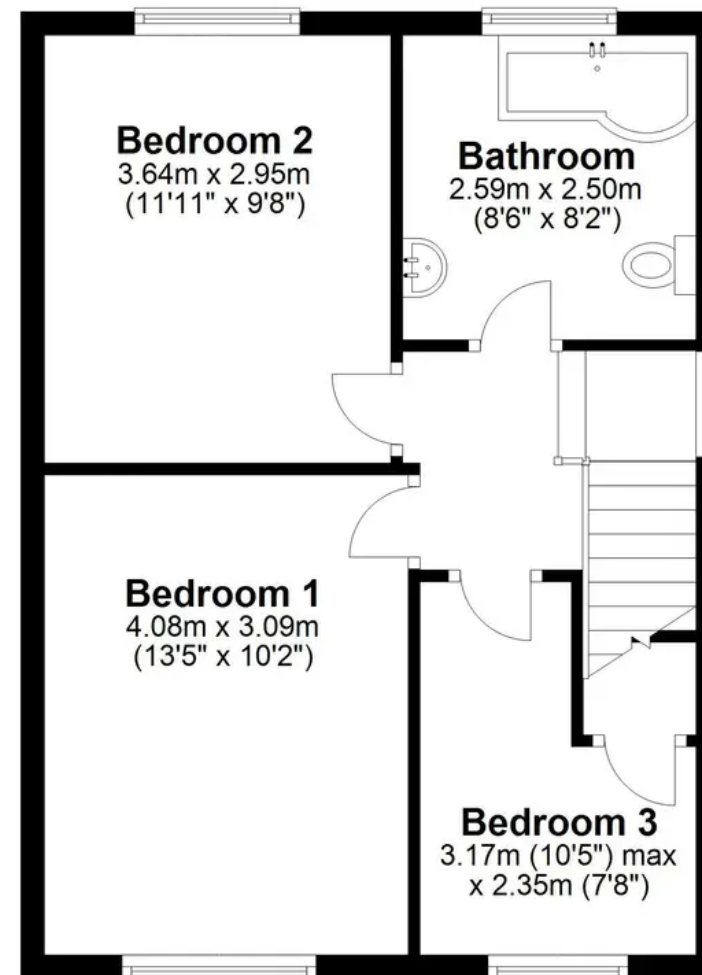
## Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING  
Plan produced using PlanUp.