



Regency Gardens, Euxton

PR7 6NW

£195,000



Charming and stylish three bedroom semi detached property on a corner plot in a popular and sought after residential location with easy access to primary transport routes, town centre amenities and in the catchment area for excellent schools. To the front the tarmacadam driveway can accommodate up to three vehicles and there is additional parking to the side. Step into the vestibule and from there to the welcoming hallway with cloakroom comprising wash hand basin and wc. From the hallway, double doors open to the good sized lounge with French windows opening to the garden. The dining kitchen was installed in 2022 and comprises a range of wall and base units with double electric oven and grill, induction hob with space, power and plumbing for additional appliances including the Ideal Logic combi boiler. Externally the west facing garden is lovely and private and is mainly laid to lawn with Indian stone terrace on which to enjoy some al fresco dining. Back inside stairs lead to the first floor landing with ladder access to the part boarded loft with light. The gorgeous main bedroom has built in storage and en suite comprising mixer shower in cubicle, wash hand basin, wc and tiled elevations. Bedroom two is also a double and bedroom three a comfortable single. The family bathroom has bath with shower attachment, wc and wash hand basin. Modern, smart, alarmed and ready to move into this would also make an excellent investment where you could expect a return in excess of 5%.



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Council Tax band: B

Tenure: Leasehold

- Beautifully presented home
- Three bedrooms
- Private, west facing garden
- Plenty of parking
- Ready to move into



HOME TRUTHS
SALES AND LETTING AGENT

Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

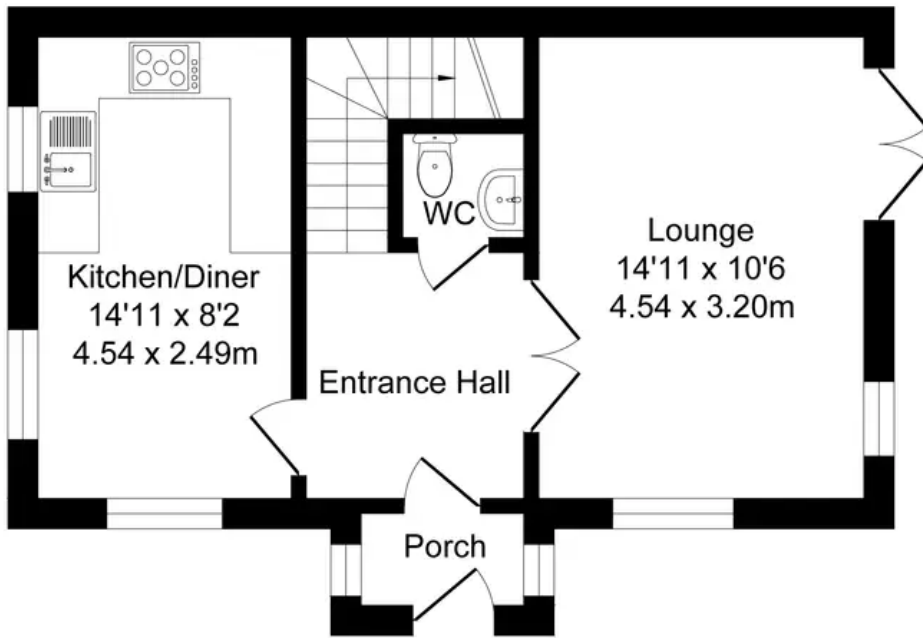
244 Spendmore Lane, Coppull, PR7 5DE
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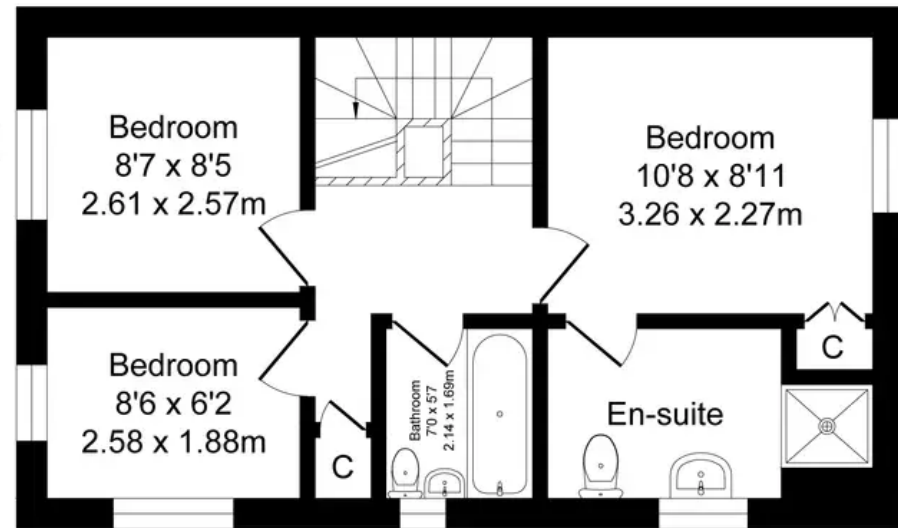
45 Regency Gardens, Euxton

Total Approx. Floor Area 812 Sq.ft. (75.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 414 Sq.Ft
(38.5 Sq.M.)



First Floor
Approx. Floor Area 397 Sq.Ft
(36.9 Sq.M.)

