



Regency Gardens, Euxton

PR7 6NW



£200,000



Fabulous three bedroom semi detached property on a corner plot in a cul de sac location within easy reach of excellent schools, local amenities and primary transport routes. Available with no upward chain. Step into the vestibule and from there to the hallway with cloakroom off comprising wc and wash hand basin. To one side is the dining kitchen with plenty of natural light from windows to two elevations, Karndean flooring, a range of wall and base units and integrated appliances including refrigerator and freezer, gas hob, electric oven and grill and dishwasher. To the other side the living room has patio doors overlooking the garden. Externally the low maintenance rear garden is a combination of Indian stone terraces and crushed slate making this a lovely private space in which to relax or entertain. The garage has power and light and there is parking for two vehicles on the driveway. Back inside to the first floor the landing has storage and access to the loft. Bedroom one is a spacious double and plumbing is in situ for an en suite should it be required. Bedroom two is also a double with bedroom three a comfortable single. The bathroom comprises bath with screen and mixer shower over, wc, wash hand basin and tiled flooring and elevations. Very well presented and ready to move into this is an excellent family home.



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Council Tax band: B

Tenure: Leasehold

- Lovely semi detached property
- Three bedrooms
- Corner plot
- Garage and driveway
- Sought after location
- No upward chain



**HOME TRUTHS**  
SALES AND LETTING AGENT

**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

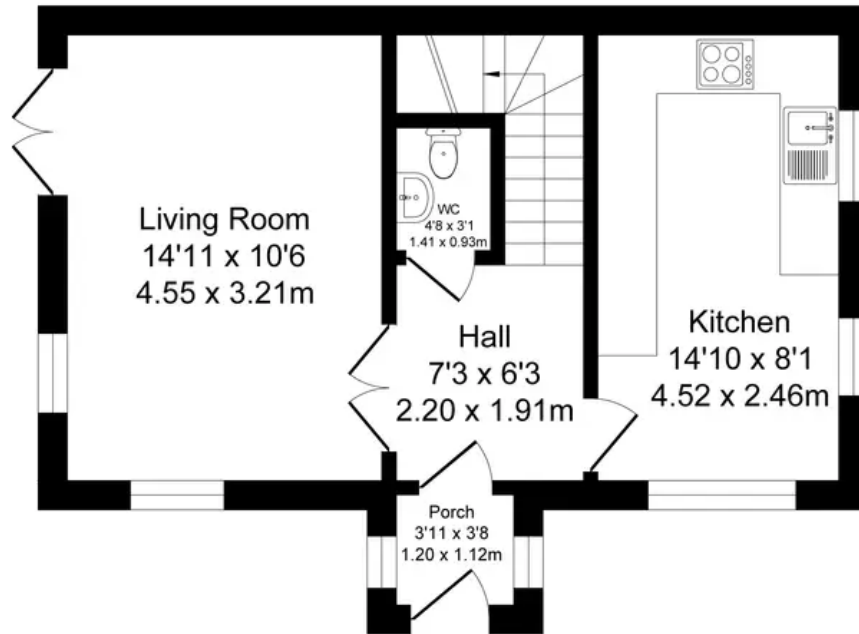
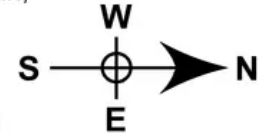
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# 34 Regency Gardens, Euxton, PR7 6NW

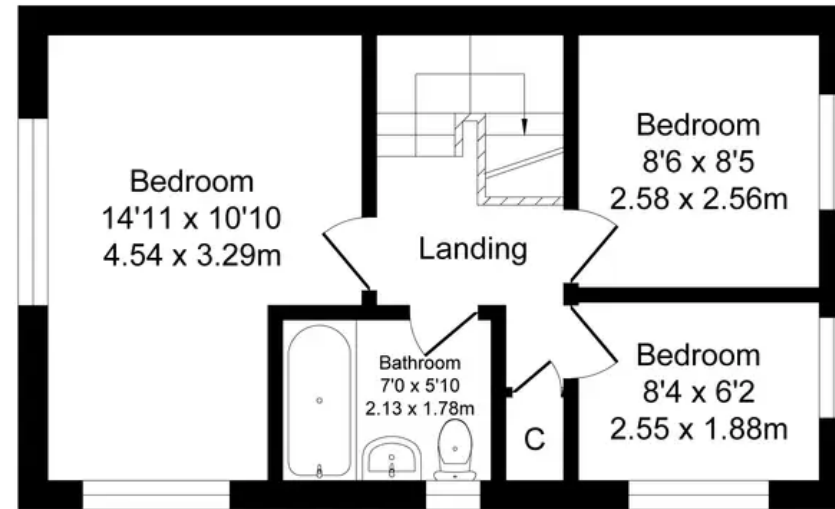
## Total Approx. Floor Area 786 Sq.ft. (73.1 Sq.M.)

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 401 Sq.Ft  
(37.3 Sq.M.)



First Floor

Approx. Floor Area 385 Sq.Ft  
(35.8 Sq.M.)