



Wigan Road, Euxton

PR7 6HZ



£315,000



Wonderfully spacious three bedroom detached property on a quiet cul de sac with easy access to primary transport routes, excellent schools and town centre amenities. Available with no upward chain. To the front the driveway and additional off road parking can easily accommodate three vehicles and lead to the main entrance. Step into the vestibule with cloakroom off comprising wc and wash hand basin. The lovely and light living room gives on to the home office to the front and the dining room kitchen to the rear. And what a first class family room this is with plenty of space for dining and comfortable furniture and a range of wall and base units topped with Italian marble work surfaces. Integrated appliances include dishwasher, washing machine and tumble drier with space and power for additional appliances. Understair storage houses the Worcester combi boiler powerful enough for both showers to run at the same time. Patio doors open to the garden with raised sun terrace and lazy lawn bordered by mature planting making this a lovely space in which to relax or entertain. A large shed and side utility area give additional storage if required. Back inside stairs lead to the first floor landing with access to the part boarded loft. Bedroom one is an opulent space with a range of fitted storage and en suite comprising rainfall mixer shower in walk in cubicle, wash hand basin on vanity, wc and panelled walls. Bedroom two is also a double and bedroom three a very comfortable single with fitted storage. Completing the first floor the stylish family bathroom comprises bath, rainfall mixer shower in walk in cubicle, panelled walls, wc, wash hand basin in vanity and ladder heated towel rail.



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Tenure: Leasehold

- Detached property
- Beautiful dining kitchen
- Three good sized bedrooms
- Sought after location
- Stylish modern bathrooms
- No upward chain



Eccleston Branch

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01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

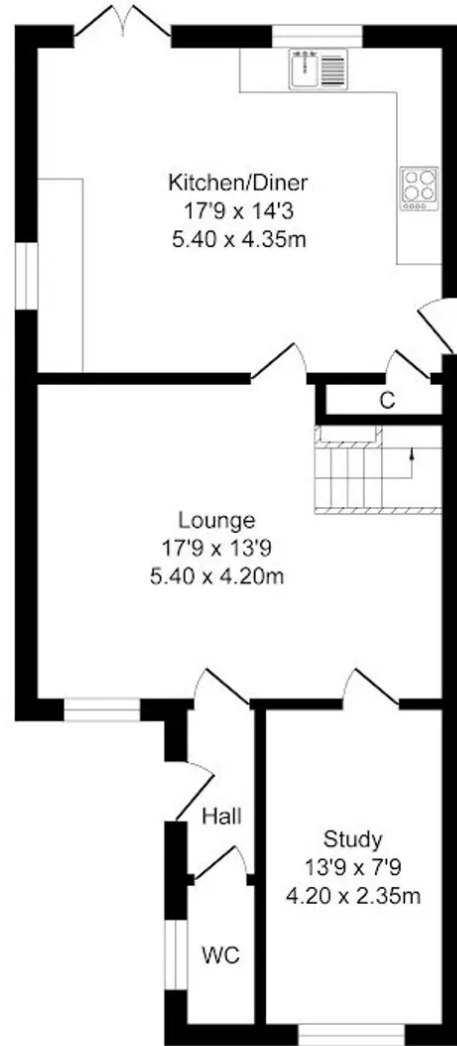
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Wigan Road

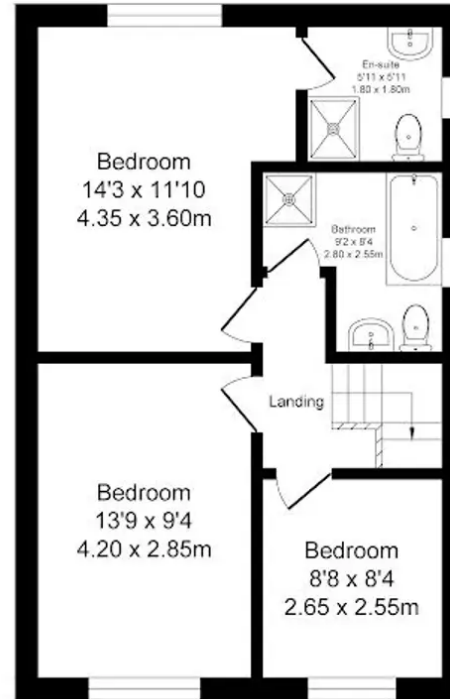
Total Approx. Floor Area 1169 Sq.ft. (108.6 Sq.M.)

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 664 Sq.Ft
(61.7 Sq.M.)



First Floor

Approx. Floor
Area 505 Sq.Ft
(46.9 Sq.M.)