



Wigan Road, Euxton

PR6 6LA

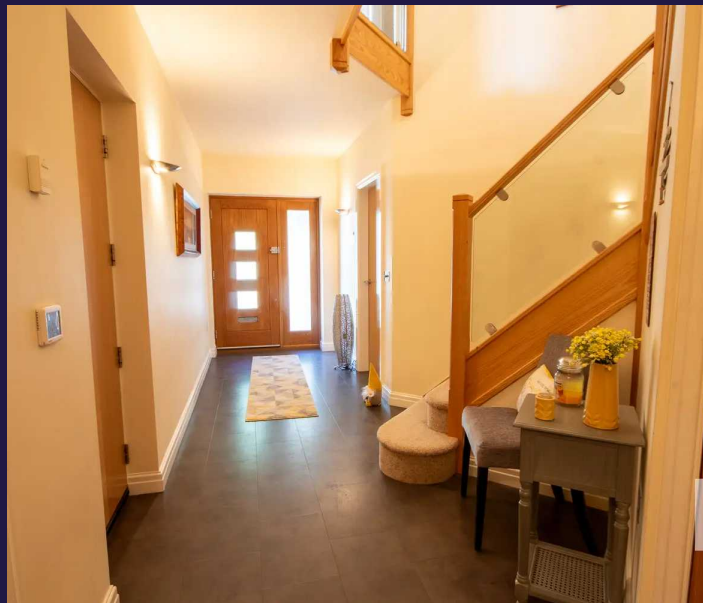


£575,000

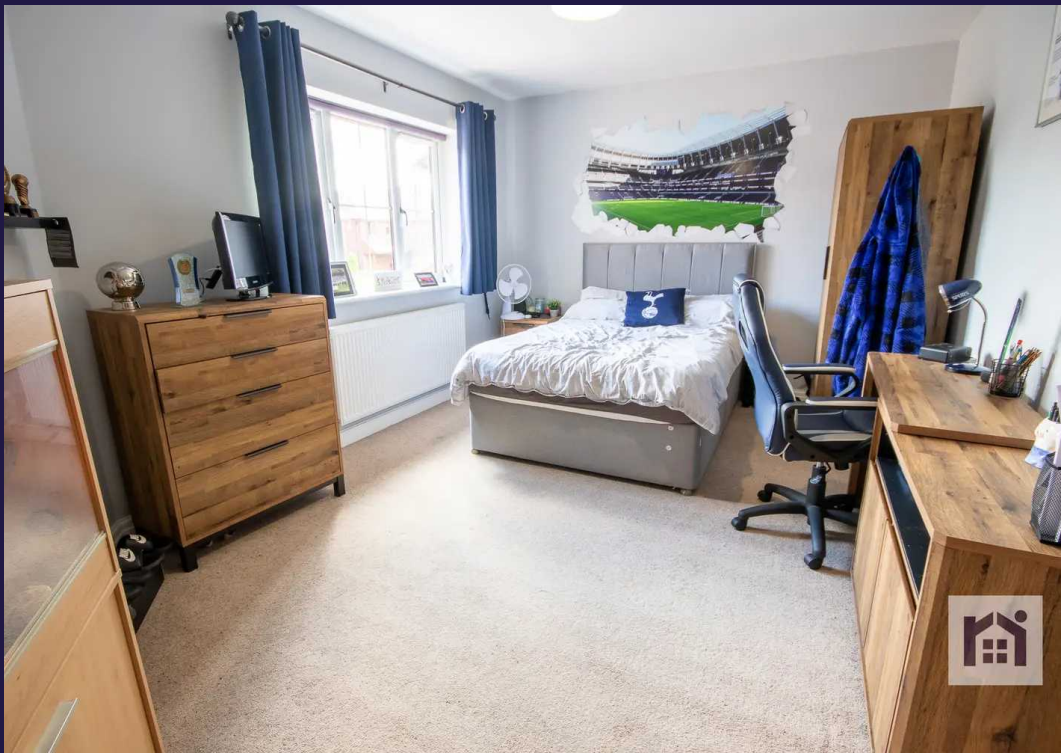


Stylish and individual detached property with four double bedrooms, stunning family room with over 2,700 square feet of accommodation in a popular and sought after residential area. Constructed for the owner of Marsdens, a well known and highly regarded local builders this executive property has plenty to offer both inside and out. To the front the block pavior driveway can accommodate several vehicles and leads to the double garage with electrically operated up and over doors and the main entrance. Step inside to the large and welcoming hallway with cloakroom off comprising wc and wash hand basin on floating vanity. The bay fronted living room has plenty of natural light from windows to two elevations and is made nice and cosy by the wood burning stove. The formal dining room is currently used as a games room and snug and has patio doors opening to the garden. The heart of the house has vaulted ceiling and plenty of space for both dining and comfortable furniture in front of the wood burning stove. The kitchen comprises a range of wall and base units with central island, breakfast bar and boiler tap. Integrated appliances by Neff include induction hob, electric oven and grill, microwave, warming drawer, dishwasher and space, power and plumbing for an American style fridge freezer.

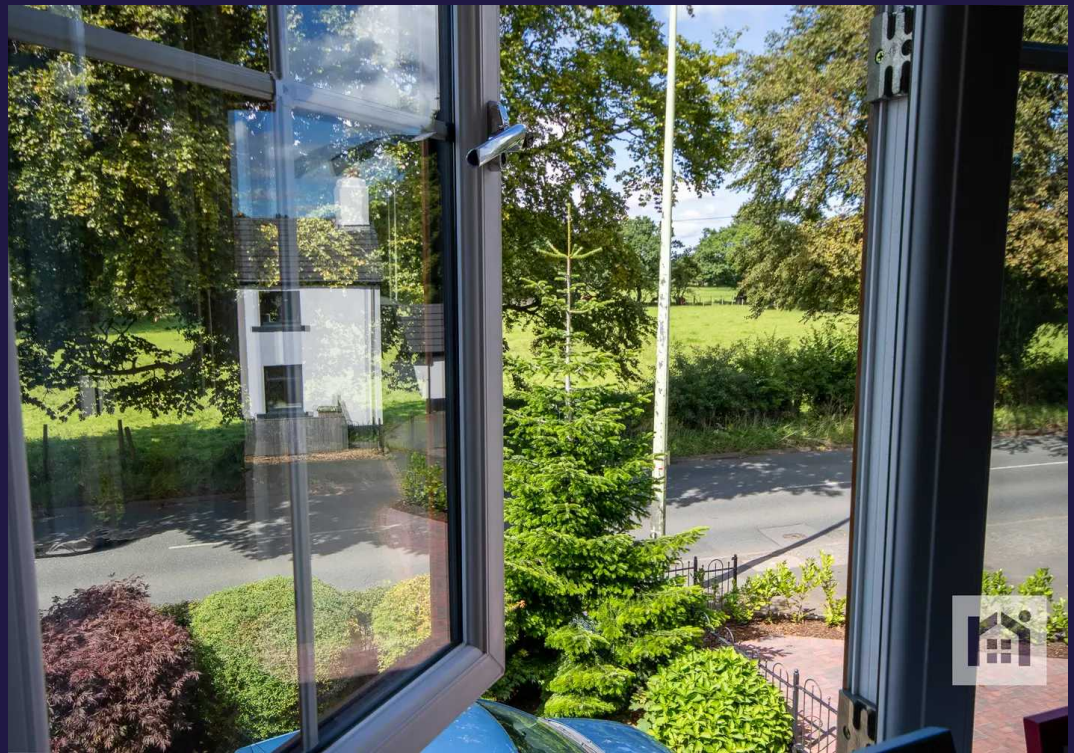
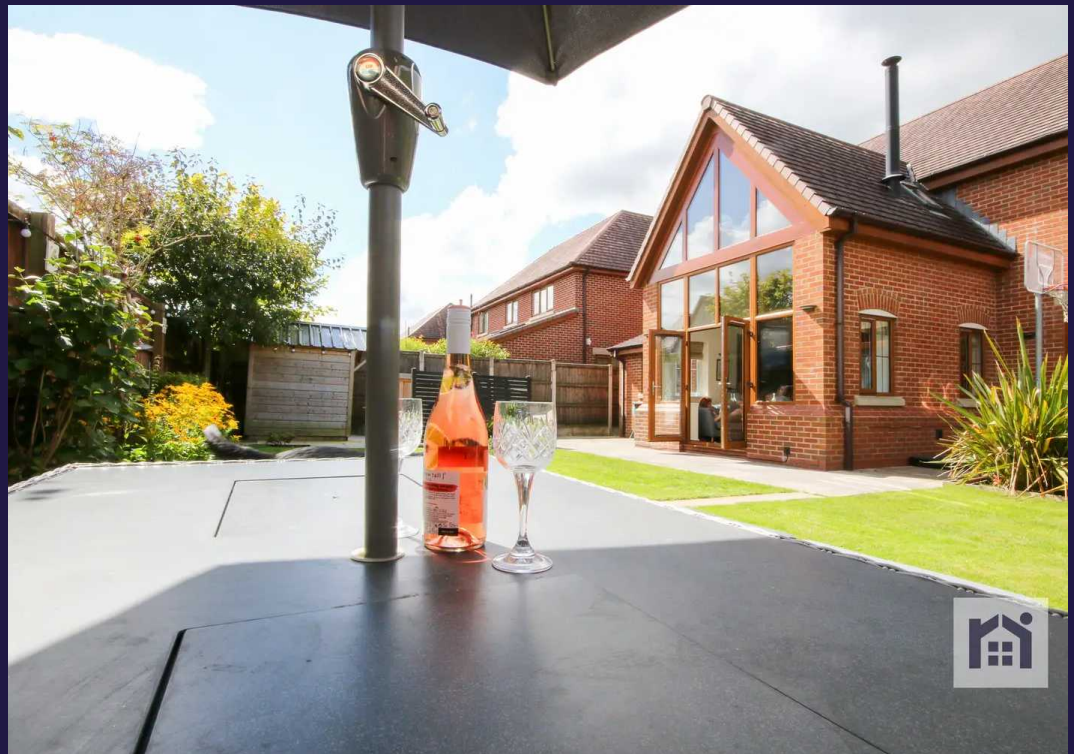




A separate utility room offers more storage and space for additional appliances. Step outside into the rear garden with three terraces to catch the sun at different times of the day with lawn area and mature planting making this a very family friendly space and a great area to relax and entertain. Back inside, an oak and glass staircase leads up to the glorious first floor landing with ladder access to the boarded loft with light and large linen cupboard. All bedrooms are private with none of them directly abutting another with bedroom one to the front having views over to fields and trees, fitted wardrobes and en suite comprising bath with shower attachment, wash hand basin on floating vanity, wc, rainfall mixer shower in cubicle and ladder heated towel rail. Bedroom two is a spacious double to the rear also with en suite comprising mixer shower in cubicle, fully tiled elevations, wc, wash hand basin on floating vanity and ladder heated towel rail. Bedrooms three and four benefit from a Jack and Jill bathroom comprising rainfall mixer shower in cubicle, wc, wash hand basin on floating vanity and ladder heated towel rail. Completing the first floor is the bespoke home office which is flooded with natural light and could, if required, be used as an additional bedroom or first floor reception room. Close to town centre amenities, primary transport routes and excellent schools this is a first class family home.







Stylish, individual detached property with four double bedrooms a stunning family room and c 2,700 square feet of accommodation in a popular and sought after residential area. Close to amenities, primary transport routes and excellent schools this is a premium home. Council tax G, EPC C, Freehold. Council Tax band: G

Tenure: Freehold

- Beautiful individual property
- Fabulous family room
- Four double bedrooms
- Plenty of parking
- Two wood burning stoves
- Sought after location



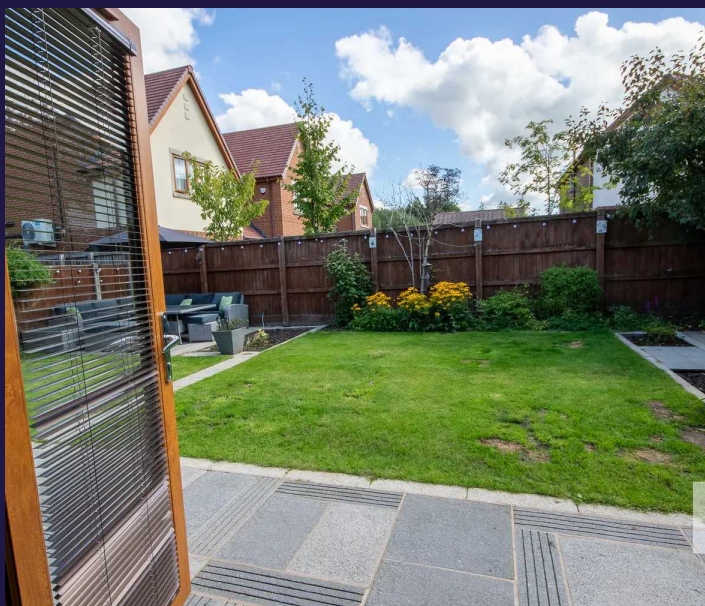
Eccleston Branch

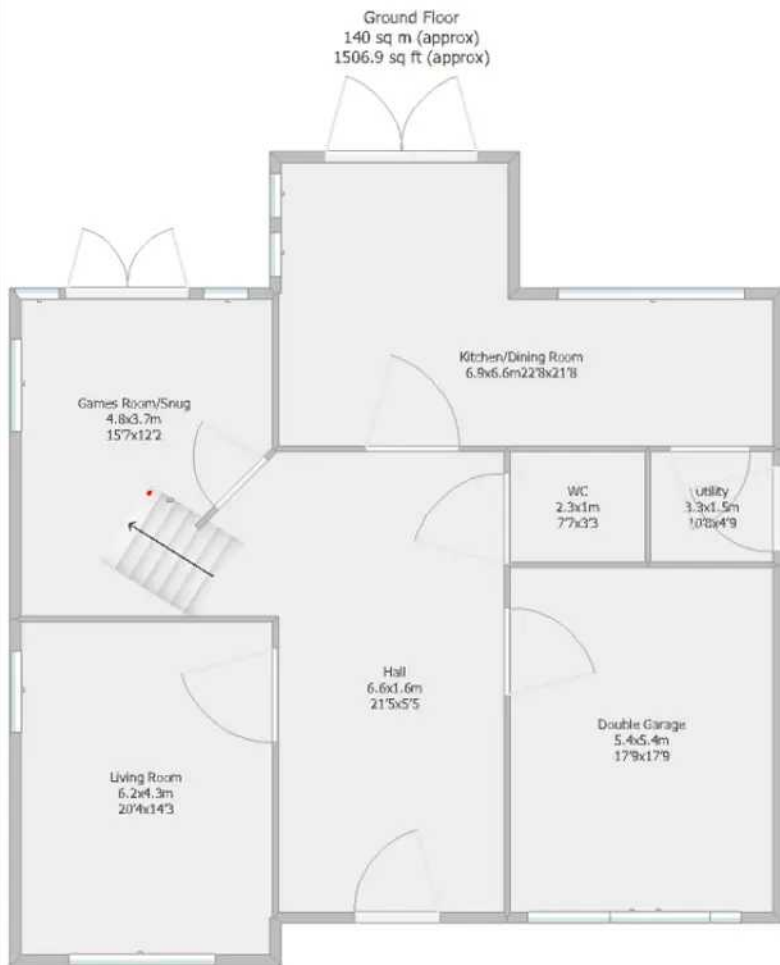
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Wigan Road



Drawing is for illustrative purposes only and is not to scale. No responsibility is taken for any errors.
Drawn using RoomSketch