

Wigan Road, Euxton

PR7 6JH

£295,000



Fascinating, individual detached property in the heart of the sought after village of Euxton within easy reach of local amenities, primary transport routes and the catchment area for excellent schools. Available with no upward chain. In terms of provenance, the original property was built around 1840 as part of the Anderton family estate. It changed hands to a private buyer in 1927, the current owners purchased in 1963 and it has been in the family ever since. The property was part of a smallholding, and the original pigsties were at the bottom of the garden where the garden room now stands. To the front, the driveway can accommodate several vehicles and leads to the detached garage, with power and light, and the main entrance. Step into the vestibule, with parquet flooring, and from there to the entrance hallway. To one side the living room runs the full depth of the property and has exposed beams and plenty of natural light from windows to two elevations. To the other side, the retro breakfast kitchen has a range of hand made wall and base units with space, power and plumbing for appliances. Leading off is the snug which would equally double up as a formal dining room. To the rear, the extensive private gardens are mainly laid to lawn bordered by mature planting with an abundance of snowdrops in drifts and naturalised in the lawn. The garden room is the perfect place to enjoy the view. There is also a large workshop with power, light and plumbing and outside wc too. Back inside to the first floor the landing has ladder access to the part boarded loft with light. There are three double bedrooms each with hand made furniture, and completing the set is the family bathroom.



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Council Tax band: D

Tenure: Freehold

- Individual detached property
- Three double bedrooms
- Over 1500 square feet
- Plenty of potential
- Sought after village location
- No upward chain



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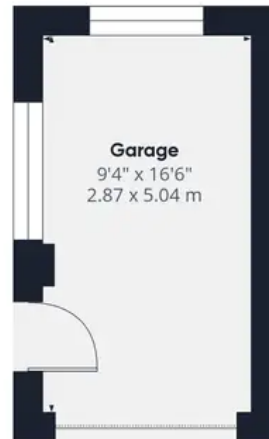




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁰⁾

1526.2 ft²


141.79 m²

Reduced headroom

1.18 ft²

0.11 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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