

HOME  TRUTHS

271 Wigan Road, Euxton

Chorley

  
£230,000



Fabulous and unique stone built cottage dating back to 1821 with two double bedrooms, off road parking and many original features including exposed beams. Close to primary transport links and town centre amenities this delightful character property is available with no upward chain. The driveway can accommodate two vehicles and leads past the garden and garden room to the main entrance. Step into the vestibule and from there to the living room with gas fire in imposing brick hearth. To the rear, the dining kitchen comprises a range of wall and base units with integrated gas hob, double electric oven and grill and space, power and plumbing for other appliances including the Worcester combi boiler. Step out into the courtyard garden with upper and lower terraces making this the perfect place to relax and entertain after a hard day's work. Back inside, stairs lead to the first floor landing with access to both bedrooms and the bathroom comprising bath with screen and electric shower over, wc and wash hand basin. If you are looking for a property with provenance and character then this could be just the one for you.



Fabulous and unique stone built cottage dating back to 1821 with two double bedrooms, off road parking and many original features including exposed beams. Close to primary transport links and town centre amenities this delightful character property is available with no upward chain. Council Tax band: B

Tenure: Leasehold

- Delightful stone cottage
- Two double bedrooms
- Off road parking
- Courtyard garden to the rear
- Many original features
- No upward chain



HOME  TRUTHS

Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

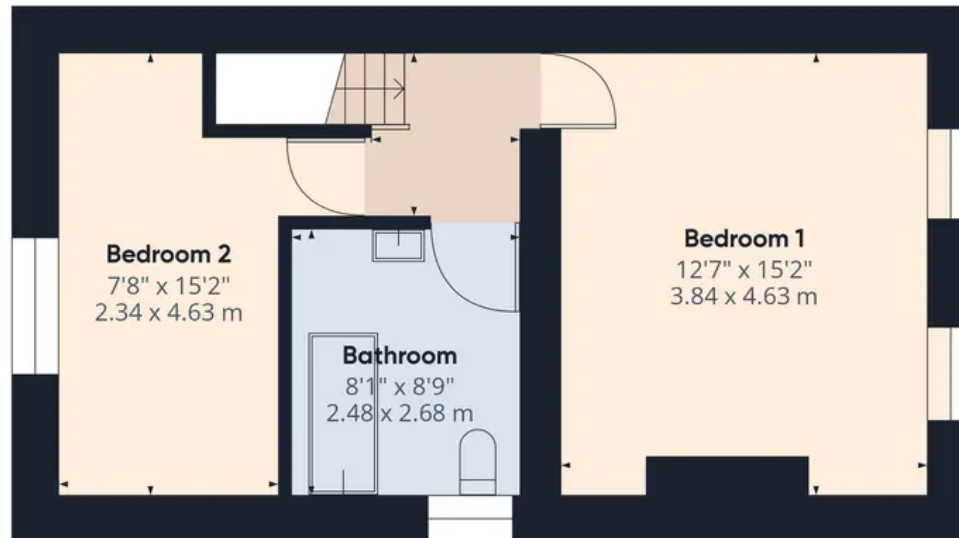
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
902.87 ft<sup>2</sup>  
83.88 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360