



167 Wigan Road, Euxton

Offers in Region of £239,995

ARNOLD
& PHILLIPS
ESTATE AGENTS



167 Wigan Road

Euxton, Chorley

Arnold and Phillips are delighted to present this beautifully renovated detached cottage, perfectly positioned in a charming and sought-after location. Expertly blending modern comforts with timeless character, this enchanting home offers approximately 864 square feet of thoughtfully designed living space, welcoming you with warmth and style from the moment you step into the entrance porch.

The spacious lounge provides an inviting setting for relaxing or entertaining, while the newly fitted contemporary kitchen/diner impresses with sleek finishes and ample work space—ideal for any home cook. A separate utility room adds further convenience to everyday living.

A modern office space offers the perfect environment for home working or study, ensuring practicality without compromising comfort. The property boasts three generously sized bedrooms, each offering a peaceful retreat, alongside a stylish three-piece family shower room that enhances the home's modern appeal.

Bright, airy, and designed with excellent flow, the interior maximises both functionality and comfort. Outside, the low-maintenance garden creates a private haven, complete with a decking area ideal for al fresco dining or simply enjoying the outdoors.

Perfectly situated for commuters, the property benefits from convenient access to train and bus routes, as well as a wide range of nearby amenities, providing an ideal balance of tranquillity and accessibility.

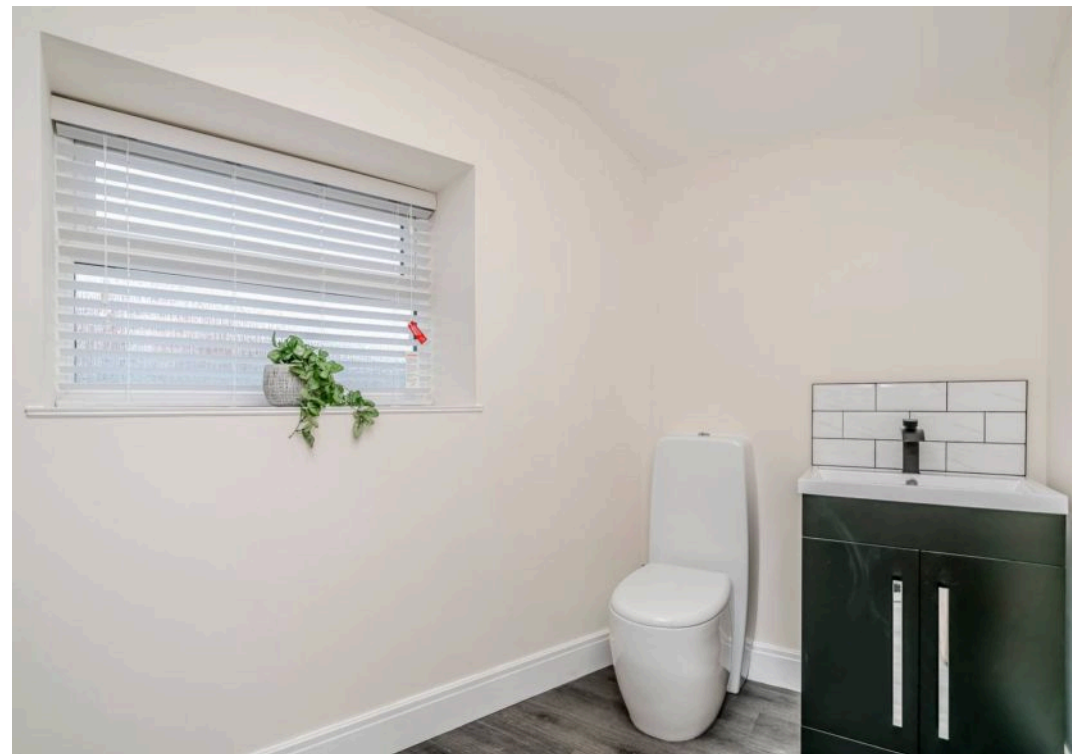
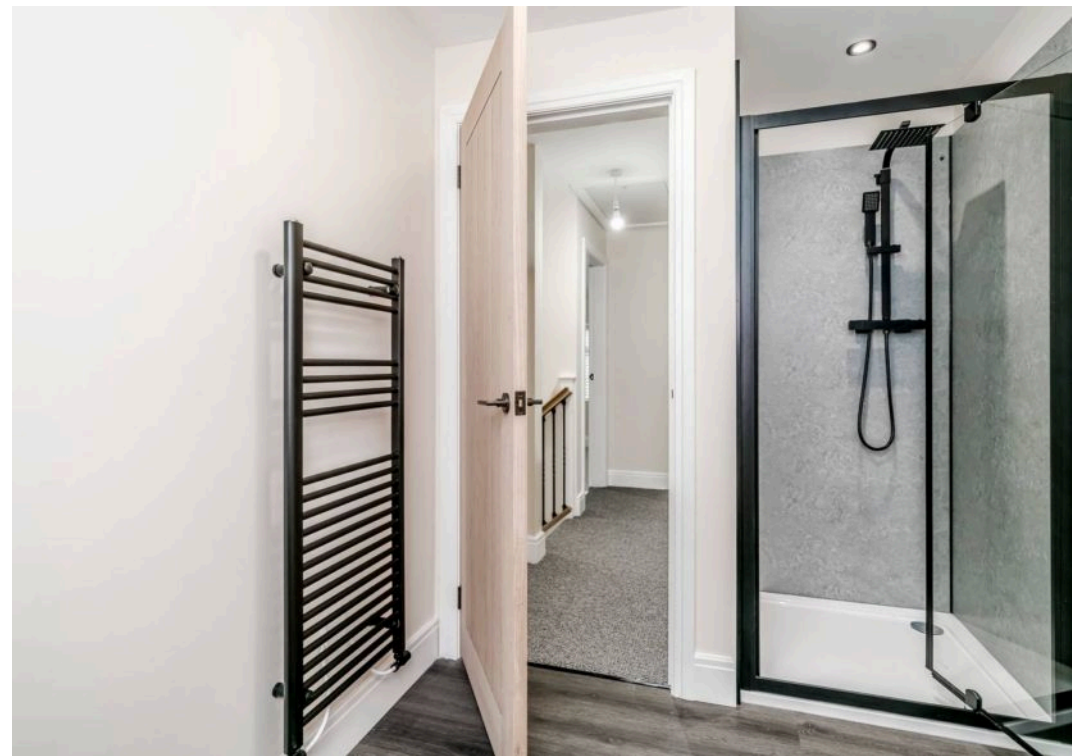
With impeccable attention to detail and an inviting atmosphere throughout, this charming cottage offers a lifestyle defined by comfort, convenience, and character.

Don't miss your chance to experience all that this exceptional home has to offer. Arrange your viewing today and discover the charm of this delightful property for yourself.











167 Wigan Road

Euxton, Chorley

- Stunning Detached Cottage Property
- Circa 864 Square Feet
- Large Lounge for Entertaining
- New Modern Fitted Kitchen/Diner
- Seperate Utility Room
- Modern Office Space
- Three Spacious Bedrooms
- Stylish Three Piece Family Shower Room
- Easy Maintenance Garden with Decking Area
- Ideally Located for Transport Links Including Train and Bus Routes

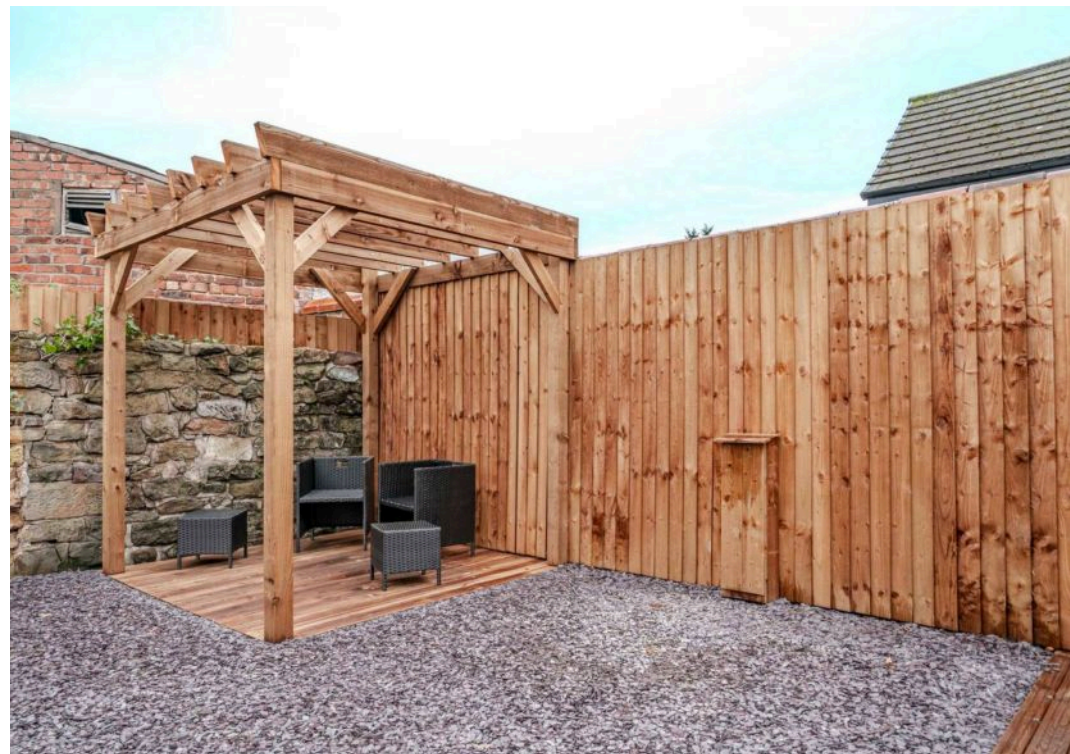
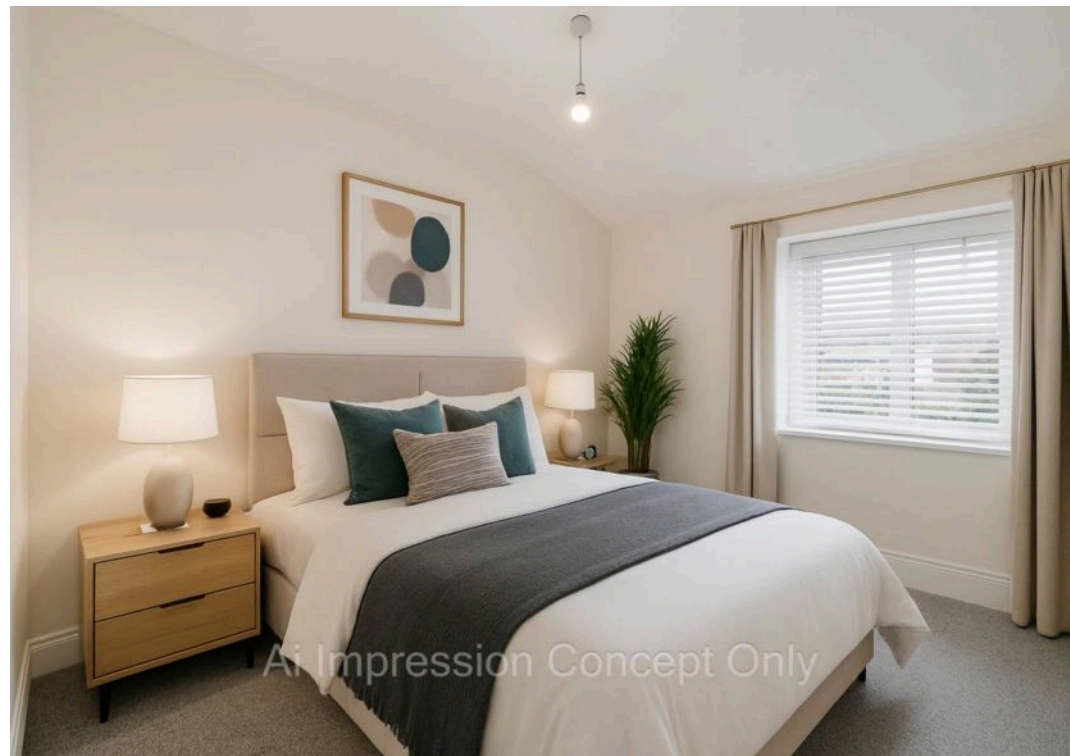
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



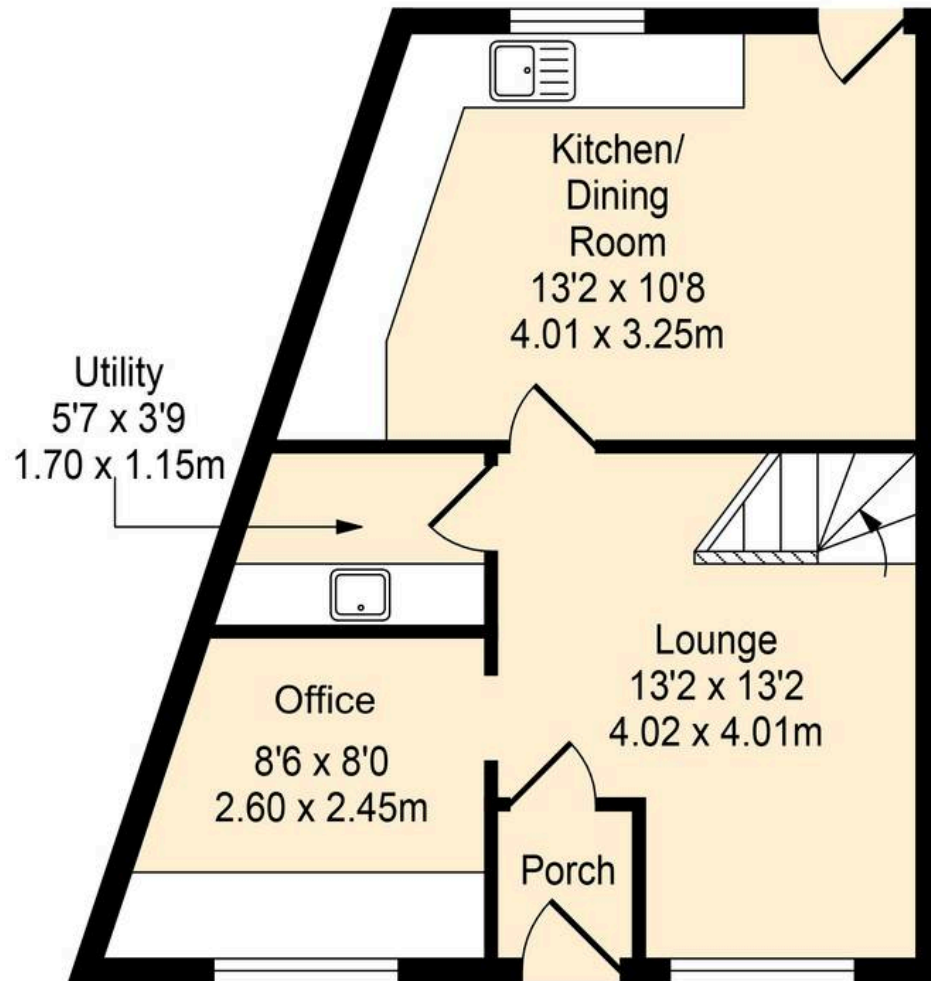




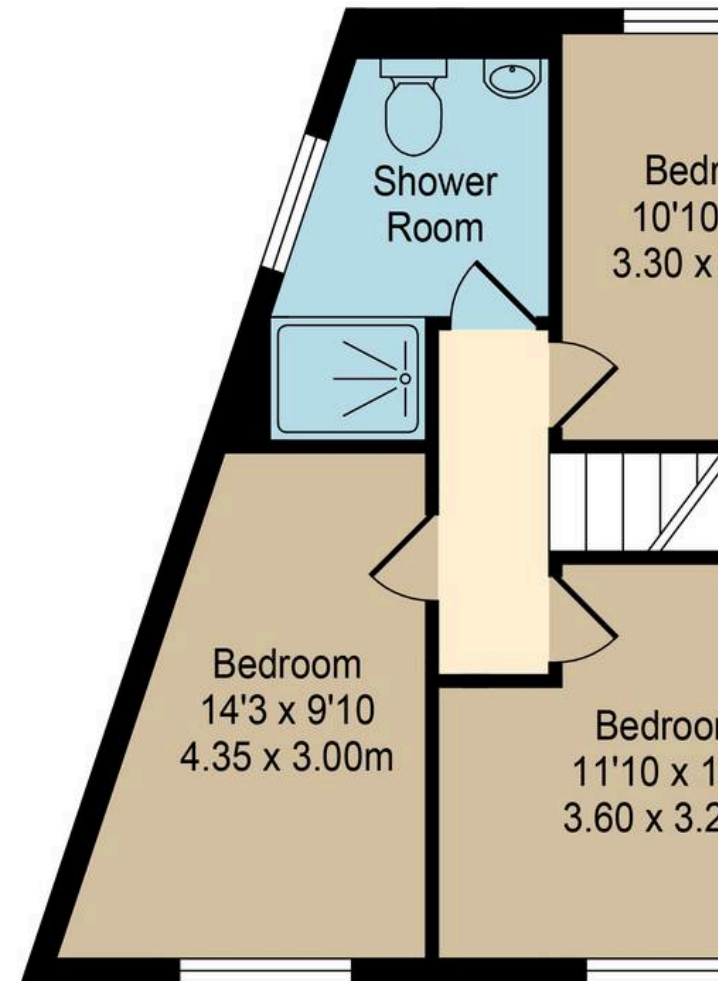
Wigan Road, Chorley

Total Approx. Floor Area 864 Sq.ft. (80.27 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor
Area 432 Sq.Ft
(40.13 Sq.M.)



First Floor
Approx. Floor
Area 432 Sq.Ft
(40.13 Sq.M.)



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