

**FOR SALE**

152, Wigan Road, Euxton, PR7 6JW

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 152, Wigan Road, Euxton, PR7 6JW

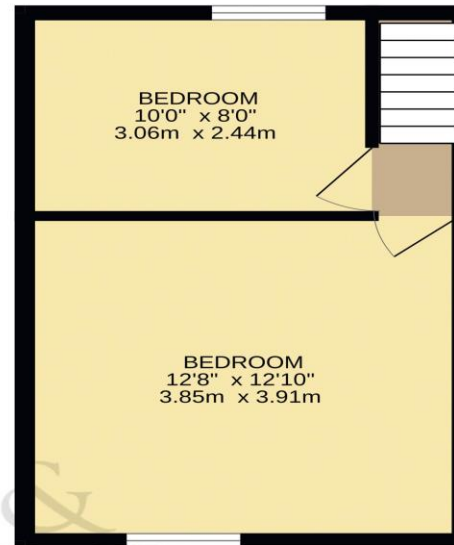
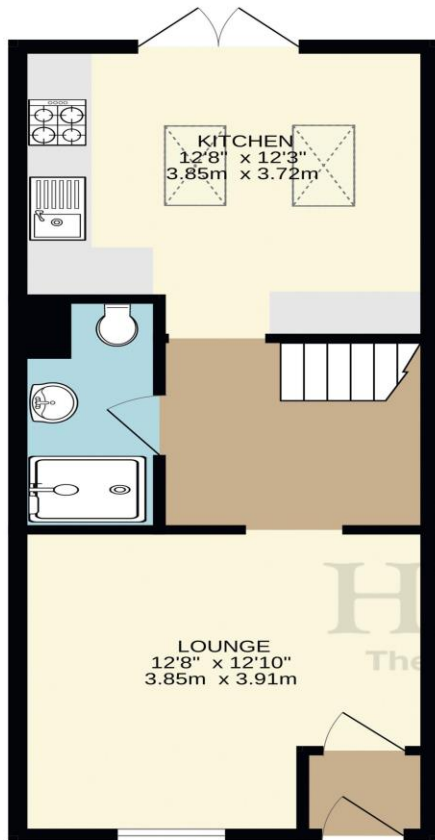
*Stunningly presented stone cottage with smart vaulted ceiling rear extension.*



- Charming stone cottage
- Extended to the rear
- Elegant, modern finish
- Pretty rear garden
- 2 double bedrooms
- Smart, fitted kitchen
- Popular village location
- 681 SQFT

Believed to date back to the 1500s & enjoying a central village location in the pretty village of Euxton - this stunning semi-detached stone cottage is presented to the highest of standards throughout & would be ideal for any first time buyers or young professionals looking to get onto the property ladder & early inspection is essential. The home internally has undergone numerous improvements over recent years and perfectly balances the feel of a lovely cosy, little cottage with a smart, contemporary edge. The home has also been extended to the rear & boasts a sleek, vaulted ceiling kitchen diner which should prove popular with modern buyers' tastes. In brief the cottage provides; an inner hallway, beautiful front lounge with feature fireplace, a contemporary shower room plus the smart fitted kitchen with Velux windows & French Doors that open out onto the rear garden. Upstairs there are two generous double bedrooms. Externally, there is a sunny rear garden which enjoys a westerly rear aspect & therefore lots of late afternoon sun. The garden is private, low maintenance & has a synthetic lawn. Locally, the home is centrally located in the highly coveted village of Euxton which is superbly placed for the area's various shops, amenities, restaurants and train station. Early viewings are highly recommended to appreciate the quality of home on offer.



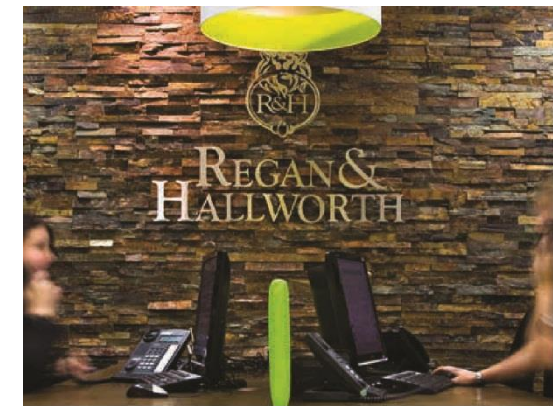


TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



#### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

#### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)