

FOR SALE

44, Chancery Fields, Euxton, PR7 1DG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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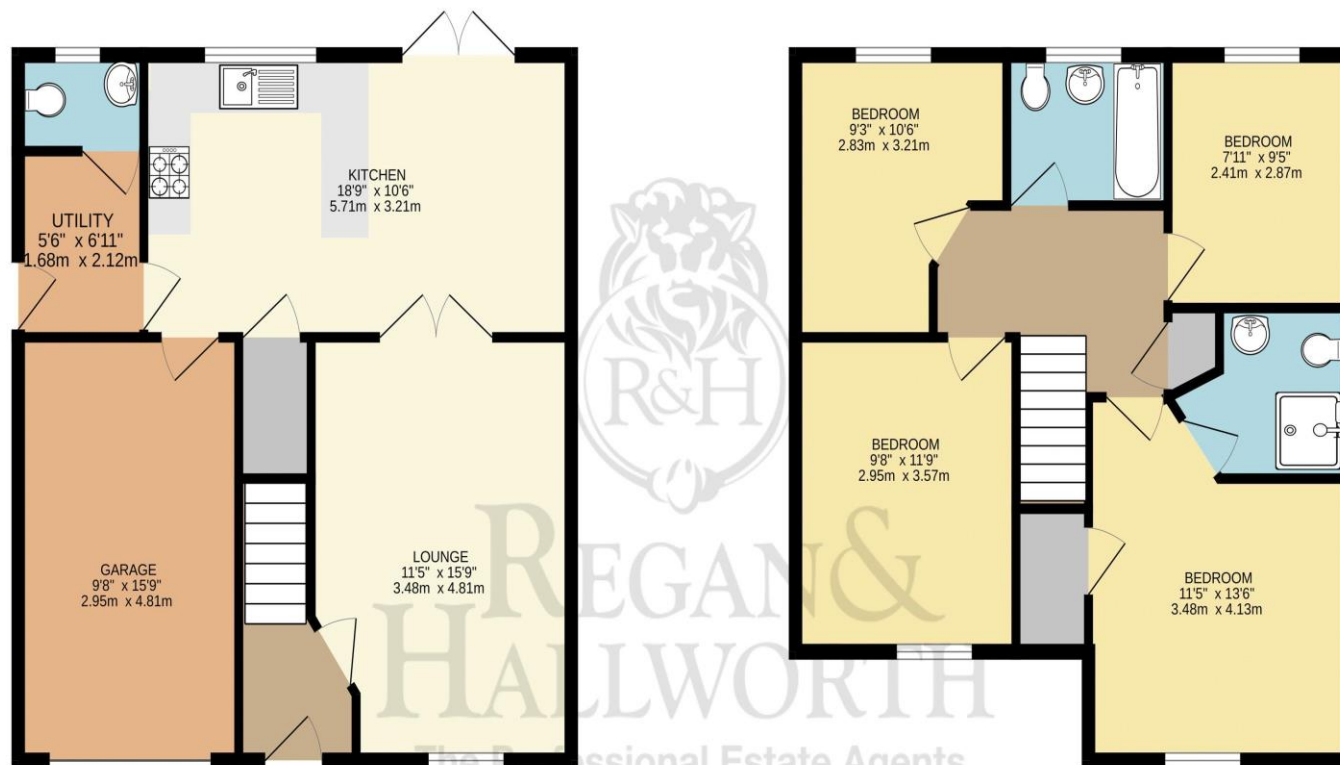
Luxury, high spec family home finished to the highest of standards throughout



- Immaculate detached family home
- 4 bedrooms / 2 reception rooms
- Luxury spec finish throughout
- Sleek, high quality kitchen diner
- Sought after modern development
- Beautiful landscaped garden
- Lovely setting overlooking green
- 1223 SQFT

Occupying a superb overall plot & enviably tucked away just off the main development down a private driveway with a lovely aspect overlooking a green to the front - this stunningly presented, executive detached family home internally totals 1223 square feet of impeccable living space & would be the perfect purchase for any growing families looking to a home of genuine quality. Brimming with instant kerb appeal, the property rests on a choice position on the close & enjoys a wonderful overall plot that provides options to extend the property further should clients wish. The layout is superb & very family friendly, plus the finish throughout is notably high, with the decor light and modern. Our clients have improved the living space significantly, upgrading the sleek fitted kitchen, adding quality flooring throughout the & presenting each room to show home standard. The property is set across two floors that in brief comprise; a entrance hallway, elegant main lounge with feature media wall, stylish inset fire & quality Herringbone flooring (which runs through most of the ground floor). To the rear the luxury fitted kitchen diner is another key selling feature of the property & is finished with quality quartz worktops, breakfast bar, a range of integrated appliances, plus French Doors that lead out onto the garden. Beyond the kitchen is a useful utility room and wc / cloaks. Upstairs the spacious layout provides four generous bedrooms, with the very impressive luxury master bed benefiting from its own en-suite & bed 4 has been cleverly converted into a walk-in wardrobe, plus there is a modern 3-piece family bathroom. Externally the home rests on a particularly large overall plot which extends to the front & the rear, with the lovely rear garden offering considerable privacy & comprising a synthetic lawn, raised beds plus there are two lovely Indian Stone patio areas for sitting out & a timber gazebo. To the front is a driveway & access to the integral garage. Locally, Chancery Fields is a development where houses seldom come on the open market. The centre of Euxton itself is conveniently close & therefore gives good access to the area's numerous shops / eateries & transport links including a train station. Early viewings are absolutely essential on this excellent property.





TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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.
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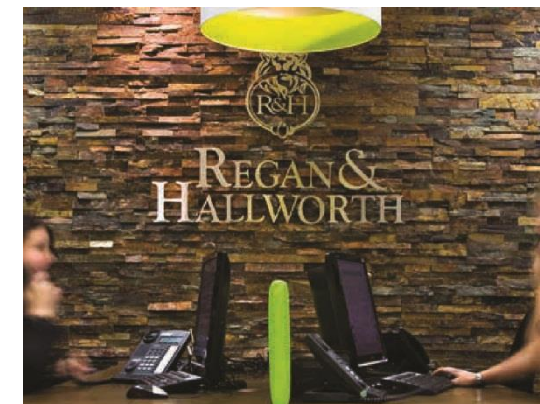
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LR Finance

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.



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