



Wigan Road, Euxton | Chorley | PR7 6JH

EDWARD
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TO BE SOLD BY ONLINE AUCTION ON 11TH SEPTEMBER 2024.

167 Wigan Road, Euxton, PR7 6JH.

Double fronted quirky detached stone cottage with lounge, dining room, kitchen, two double bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Vacant possession. The location offers easy access to the towns of Chorley and Leyland. Excellent travel links are available via the nearby Euxton train stations, as well as the M6 and M61 motorways ensuring major commercial centres such as Manchester, Liverpool and Preston are within easy reach.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

219, Wigan Road, PR7 6JG sold on 22/11/2023 for £307,500 Detached 3 beds 0.40 mi

10, Grange Drive, PR7 6JE sold on 19/05/2023 for £285,000 Detached 3 beds 0.27 mi

23, Grange Drive, PR7 6JE sold on 28/04/2023 for £280,000 Detached 2 beds 0.41 mi

Located in a highly desirable village, just a short drive from the vibrant centre of Chorley, with its abundance of shops and amenities, the house is surrounded by countryside including Euxton Park. Well regarded primary and secondary schools are also on hand as is Euxton Hall Hospital. Tenant ready property rental values in the area are in the region of £1000 to £1200 per month. EPC rating E.

Auction consultant dealing with this property

Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

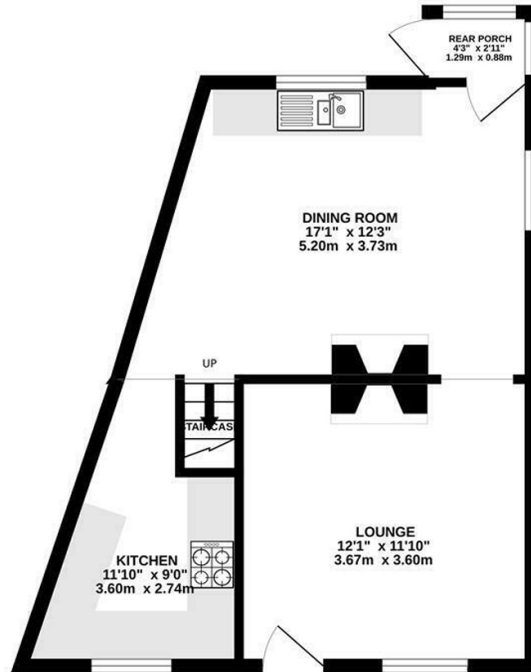
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



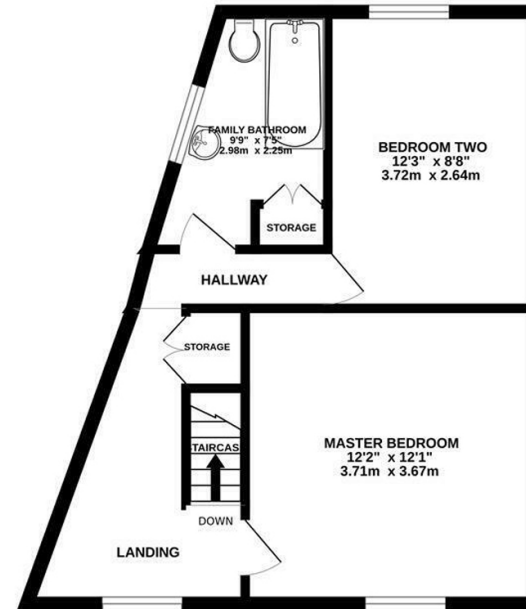
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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.
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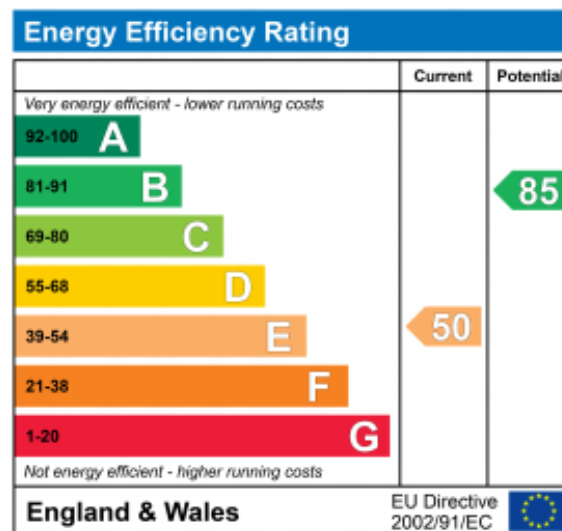


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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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