

TO LET

124, Wigan Road, Euxton, PR7 6JW

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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A charming four bedroom detached family home available to let long-term.



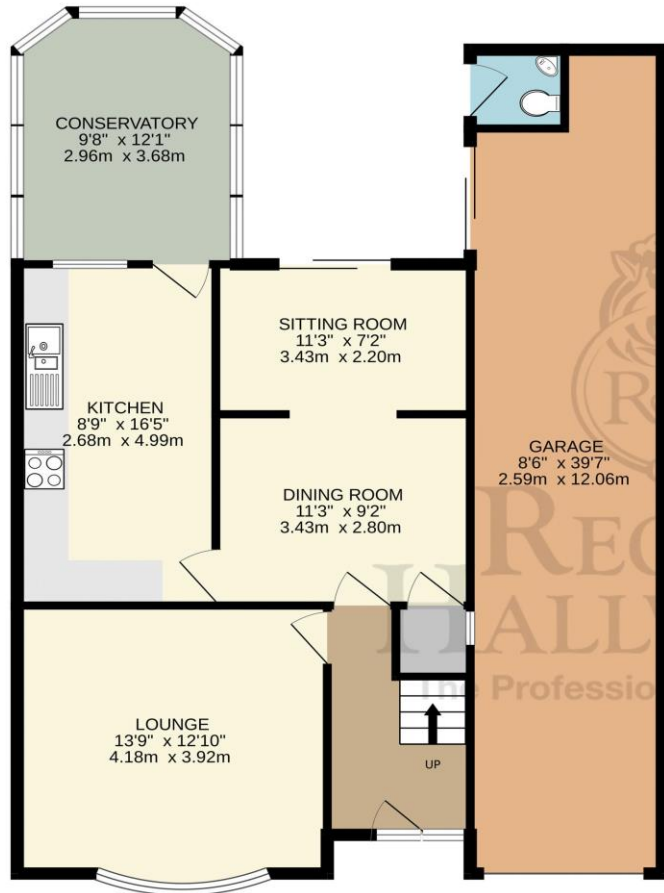
- Charming detached period home
- 4 bedrooms / 3 reception rooms
- Ensuite & robes to master
- 39ft garage with water & heating
- Mature gardens with ample parking
- Private entrance gates
- Stylish fitted kitchen
- 1610 SQ.FT.

Tucked away behind lush mature gardens and secured by its own private gated driveway, this expansive four-bedroom modern detached home is discreetly positioned off the coveted Wigan Road in Euxton. Radiating immediate charm and curb appeal the residence reveals a distinctive and charismatic interior that exudes warmth and hospitality, making it an ideal sanctuary for family life. The locale is perfect, enriched with a plethora of shops, amenities, and top-notch schools. For those commuting, convenient motorway and train connections to Preston and Manchester are just a stone's throw away. Upon entering the grand hallway, one is led into the spacious lounge, a delightful space highlighted by a central fireplace and a grand bay window. The home also features a thoughtfully arranged open-plan dining and sitting area with patio doors that open to the verdant rear garden. The 16-foot breakfast kitchen is stylishly appointed with an extensive selection of wall and base units, contrasting worktops, and a suite of integrated appliances, including a high-level double electric oven and hob. The ground level is further enhanced by a sizable conservatory, offering an additional commodious family room with secluded garden views. The first floor houses four well-sized bedrooms, including a superb master suite complete with fitted wardrobes and a three-piece en-suite shower room. The family's needs are well-served by the main bathroom, equipped with a classic white three-piece suite, featuring a WC, pedestal washbasin, and a paneled bath with an overhead shower. Outside, the property is framed by manicured lawns at both the front and back, with the latter boasting a paved patio area perfect for outdoor dining. The block-paved driveway provides ample off-road parking and leads to a substantial 39-foot attached garage, complete with modern electrics, lighting, and heating making it ideal as a workshop with plumbing for a washing machine. Additional attributes include private entrance gates, garden toilet, a gas central heating system, and full double glazing, all contributing to the home's allure and functionality.

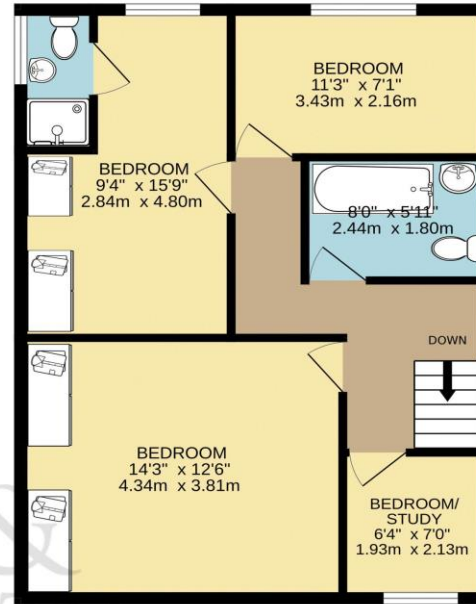




GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.

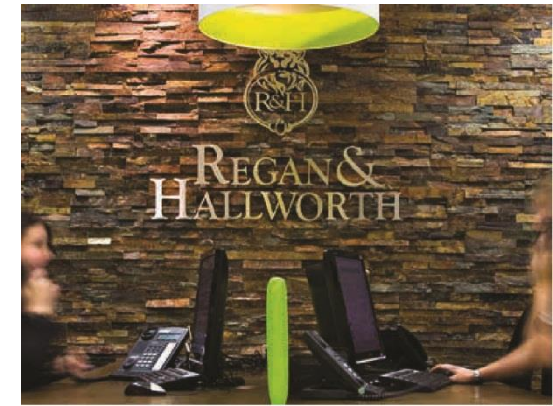


1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.5 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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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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