

**TO LET**

32, Fieldside Avenue, Euxton , PR7 6JF

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





## 32, Fieldside Avenue, Euxton , PR7 6JF

*Exceptional three bed detached true bungalow surrounded by stunning countryside in Euxton.*

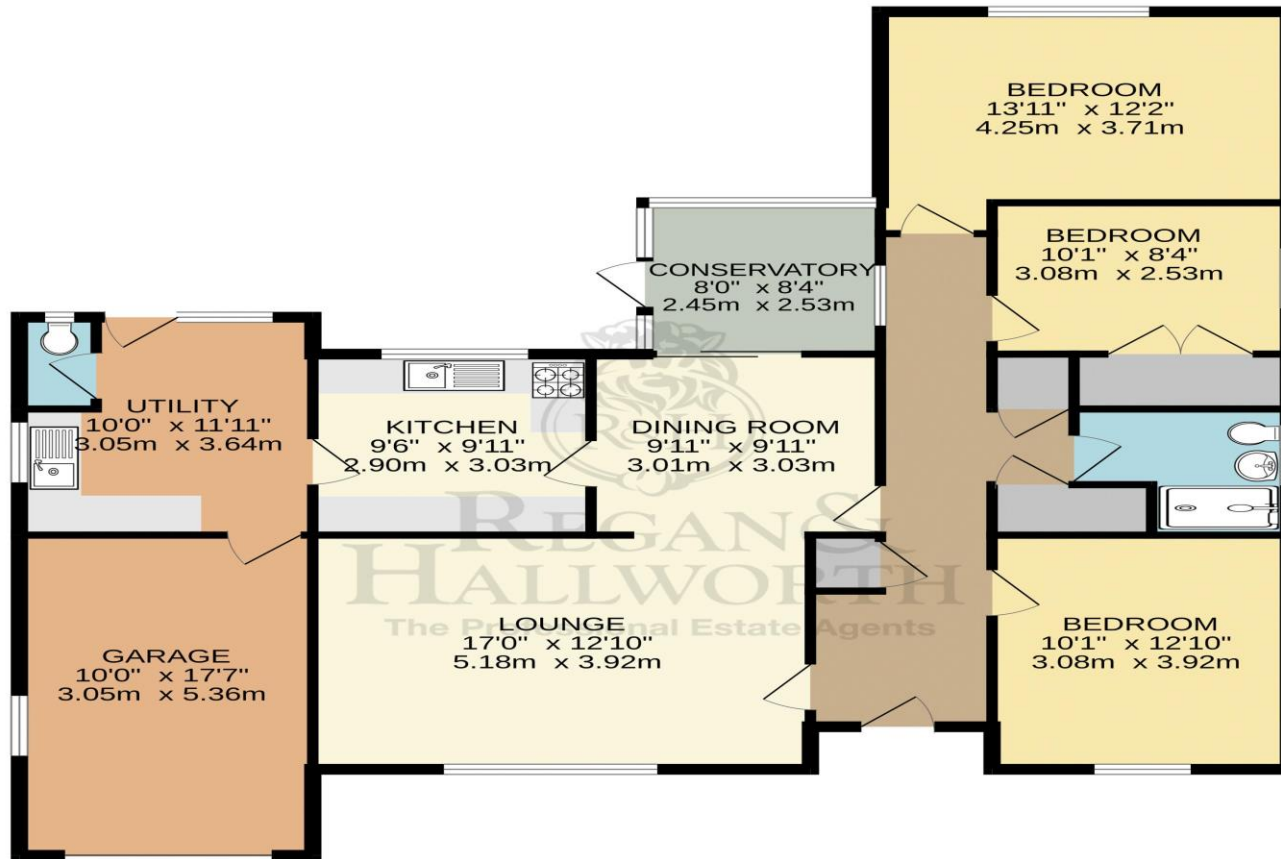


- Exceptional detached true bungalow
- Modern fitted kitchen with utility
- Modern family bathroom with shower
- Close to schools and amenities
- Spacious and versatile accommodation
- Three good sized bedrooms
- Large gardens / driveway / garage
- 1369 SQ. FT.

Now available to let and located in the ever-popular area of Euxton in Chorley is this immaculately presented, three bed detached true bungalow. Fieldside Avenue is surrounded by some truly breathtaking countryside, including open aspects to the rear yet still boasts excellent access to a range of local amenities, schools, public transport links including train station and is just short drive to several major motorway networks. Internally the property offers just over 1300 square feet of versatile accommodation which in brief comprises entrance hallway, large formal lounge / sitting room which is then open planned to a more formal dining area. Off the dining area there is a lovely conservatory opening onto the gardens and then a modern fitted kitchen offering a range of wall, base and drawer units along with access into a well-equipped utility room, access from the garage is from the utility area. On the right-hand side of the property sits the three great sized bedrooms with the rear bedroom offering amazing garden and countryside views, store cupboards and a modern fitted family bathroom with shower. Externally Fieldside Avenue has a low maintenance garden area to the front and then a large driveway providing off road parking for several cars and access into the integral garage. To the rear there is a large and well-maintained lawn surrounded by mature plants and shrubs with open countryside beyond and a fantastic terrace area. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and amazing location of this superb true bungalow.



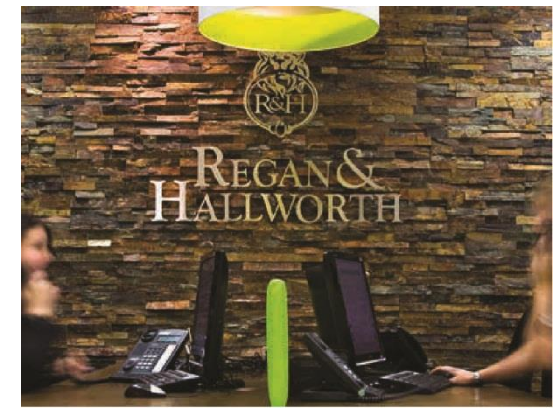




TOTAL FLOOR AREA : 1369 sq.ft. (127.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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