



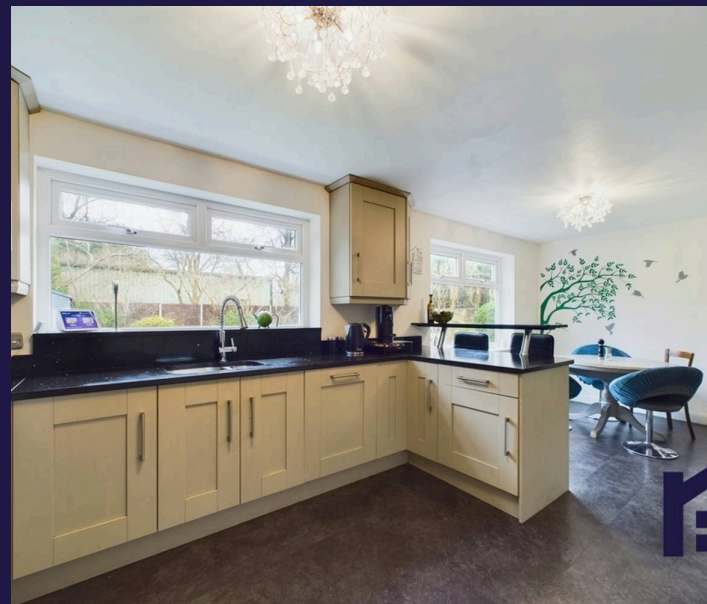
HOME  TRUTHS

Wigan Road, Euxton
Chorley





Very spacious, detached five double bedroom detached property, one of only three tucked away in the heart of Euxton within easy reach of amenities and primary transport routes. This family home has large, private gardens to the front and rear and offers 2,300 square feet of versatile accommodation. To the front the driveway can accommodate several vehicles and leads past the lawn with mature hedging to the double garage and main entrance. Step into the hallway with cloakroom off comprising wc and floating wash hand basin. The living room benefits from patio doors overlooking the garden and multifuel stove, and double doors lead to the equally large second reception room which has been used for games, hobbies and even accommodated a full sized snooker table. The dining kitchen comprises a range of wall and base units with granite work surfaces, breakfast bar and etched drainer, integrated dishwasher and space, power and plumbing for appliances. A separate utility room has additional storage and room for appliances with courtesy door to the garage which houses the central heating boiler and hot water tank. Externally the rear garden is very private and mainly laid to lawn with sun terrace mature planting and large utility area to the side. Stairs lead to the first floor landing with linen cupboard and access to four double bedrooms the largest of which has en suite comprising mixer shower in cubicle, wash hand basin, wc and heated towel rail. The family bathroom comprises rainfall mixer shower in cubicle, wash hand basin on vanity, heated towel rail and wc. To the second floor is the wonderful master suite with built in storage, views over to Winter Hill and en suite comprising bath, rainfall mixer shower in cubicle, wc and wash hand basin in vanity. In the catchment area for excellent schools and colleges this executive property has plenty to offer both inside and out .



Very spacious, detached five double bedroom detached property, one of only three tucked away in the heart of Euxton within easy reach of amenities and primary transport routes. Over 2,300 square feet

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious detached family home
- Five double bedrooms
- Over 2,300 square feet
- Secluded location
- Virtual tour
- Ample parking



HOME  TRUTHS

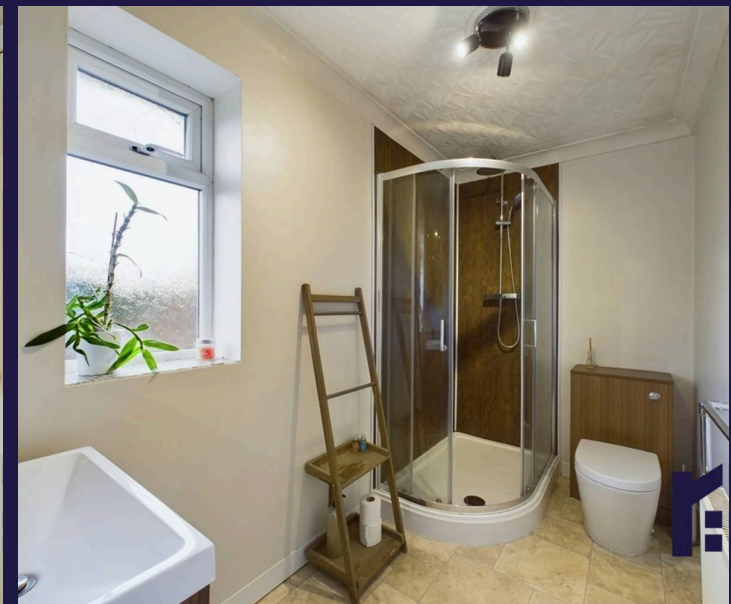
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2391.73 ft²

222.2 m²

Reduced headroom

181.56 ft²

16.87 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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