

HOME  TRUTHS

Wigan Road, Euxton

PR7 6JD





Delightful and spacious mid terrace property in a popular residential location with well proportioned accommodation throughout and available with no upward chain.

Stroll through the front garden to the main entrance and step into the vestibule, with original tiled flooring, and from there to the welcoming hallway. Reception one is bay fronted with gas fire, whilst reception two benefits from a multifuel stove in imposing hearth and patio doors out. Completing the ground floor is the kitchen comprising a range of wall and base units with space, power and plumbing for appliances.

Step outside into the west facing courtyard garden which has hardstanding for parking and vehicle access to the rear.

Back inside stairs lead up to the first floor landing with two large double bedrooms leading off and the spacious family bathroom comprising wash hand basin, wc and mixer shower in cubicle.

Do give us a call to arrange a viewing and make it yours. Council tax A, EPC to follow, Freehold.



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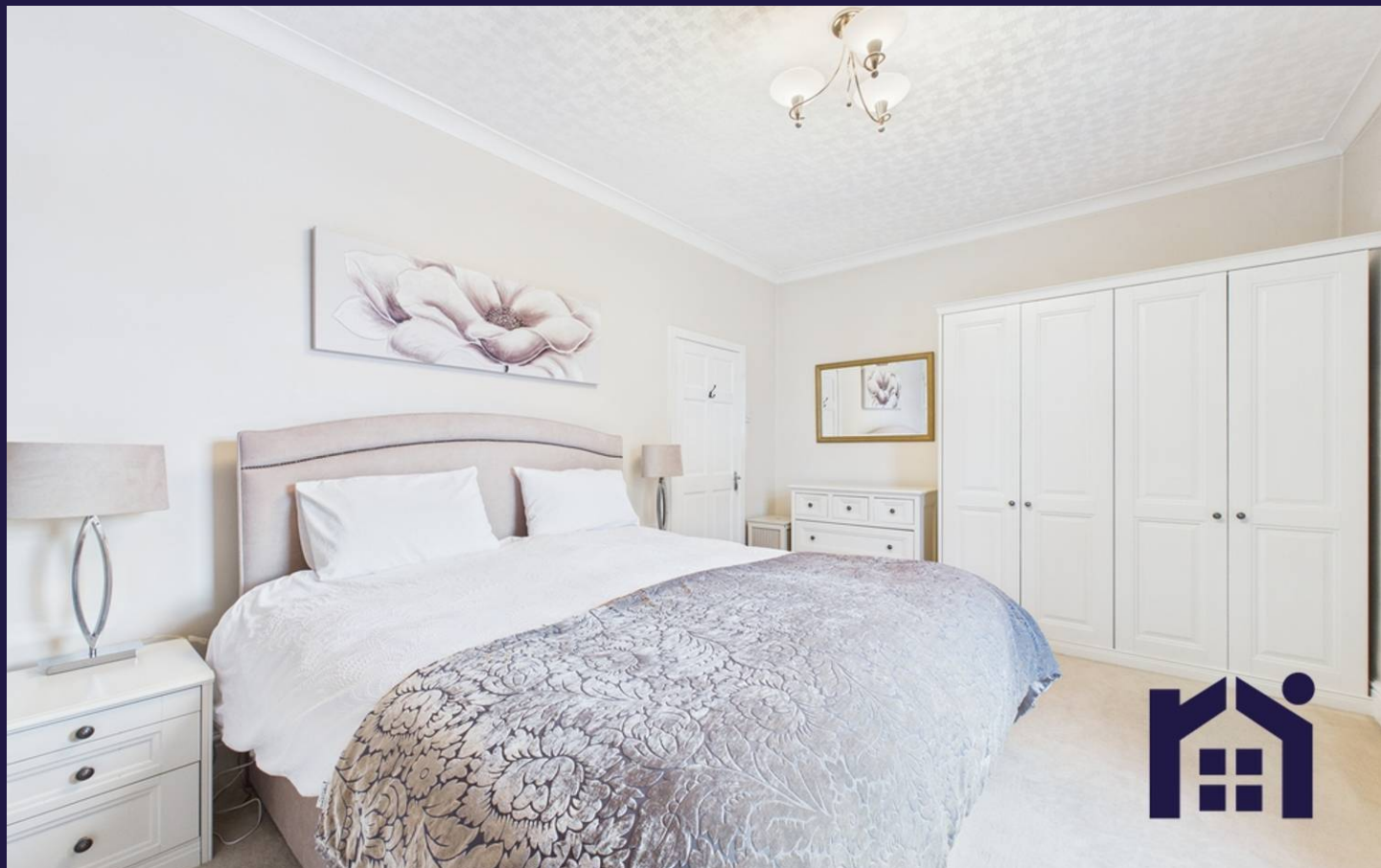
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Delightful end terrace property
- Two large double bedrooms
- Two spacious reception rooms
- Multifuel stove
- Virtual tour
- No upward chain



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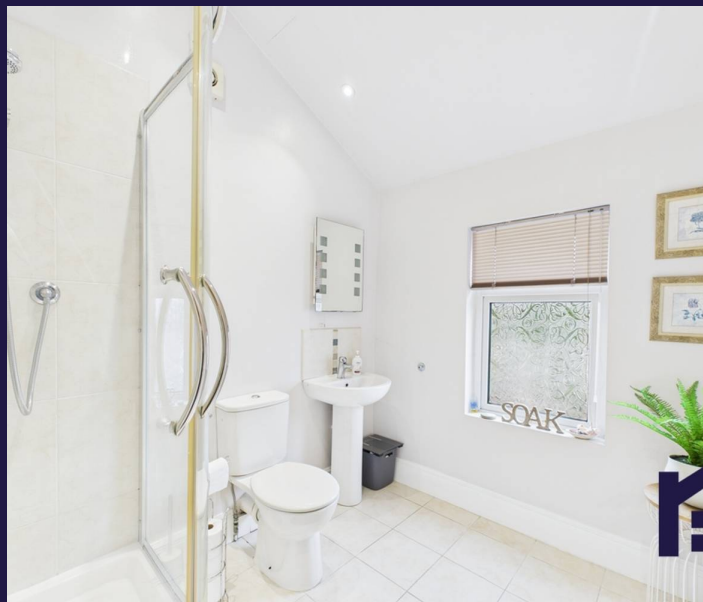
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

81.6 m<sup>2</sup>

878 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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