



Maria B Evans Estate Agents Limited

7 Malloom Avenue, Euxton, PR7 6PU

Offers in the region of £195,000



- Modern semi-detached property
- Living room with gas coal fire
- Dining-kitchen to rear of the property
- Upvc patio doors open onto rear garden
- Two double bedrooms and one single
- Three-piece family bathroom suite
- UPVC double glazed throughout
- Gas central heating throughout
- Driveway parking for two vehicles
- Close to local amenities and primary schools
- Near to commuter transport links
- No onward chain with this sale

Stepping through the part-glazed composite door into the inner entrance hallway there is a coir floor mat underfoot, good sized under-stairs storage cupboard and staircase that leads to the first floor.

An internal white timber door opens into the main lounge with large picture window to the front, two wall lights and central spotlight fitting. On the party wall there is a gas coal fireplace and the room also has a radiator for additional warmth.



An archway opens into a dining area, to the rear of the property, with linoleum flooring, a radiator, central light fitting and patio doors open onto the rear garden.

The dining room is open-plan into the kitchen area which is fitted with a range of white gloss base and wall units and the worktop has an inset stainless-steel sink unit beneath the window overlooking the rear garden. Also inset is a four-burner gas hob with a single oven with grill below and there is space for a fridge freezer and plumbing for a washing machine.



The first-floor landing has a loft access point and doors to the three bedrooms and a bathroom.

There are two double bedrooms, one situated to the front of the property the other to the rear, both have a central pendant light and radiator positioned below the Upvc windows.

The single bedroom is situated to the front of property and pendant light and a window overlooking the frontage with radiator below. A large storage cupboard is built over the bulkhead above the staircase.



The bathroom is fitted with a three-piece white suite comprising a bar shower situated above the bath, wash hand basin and a WC. There are opaque windows to the rear and side, grey linoleum flooring and a chrome heated towel rail.



The rear garden has a small decked area which is in need of replacement, a large paved patio area and a similarly sized lawned area. There is a small garden shed to the rear, a low fence line to the rear of the garden and double gates to the side of the property separating the driveways from front and rear.

The property has off road parking for at least two vehicles and has a small front garden, which could create further parking or be re landscaped depending upon the buyer's preference.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is C

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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