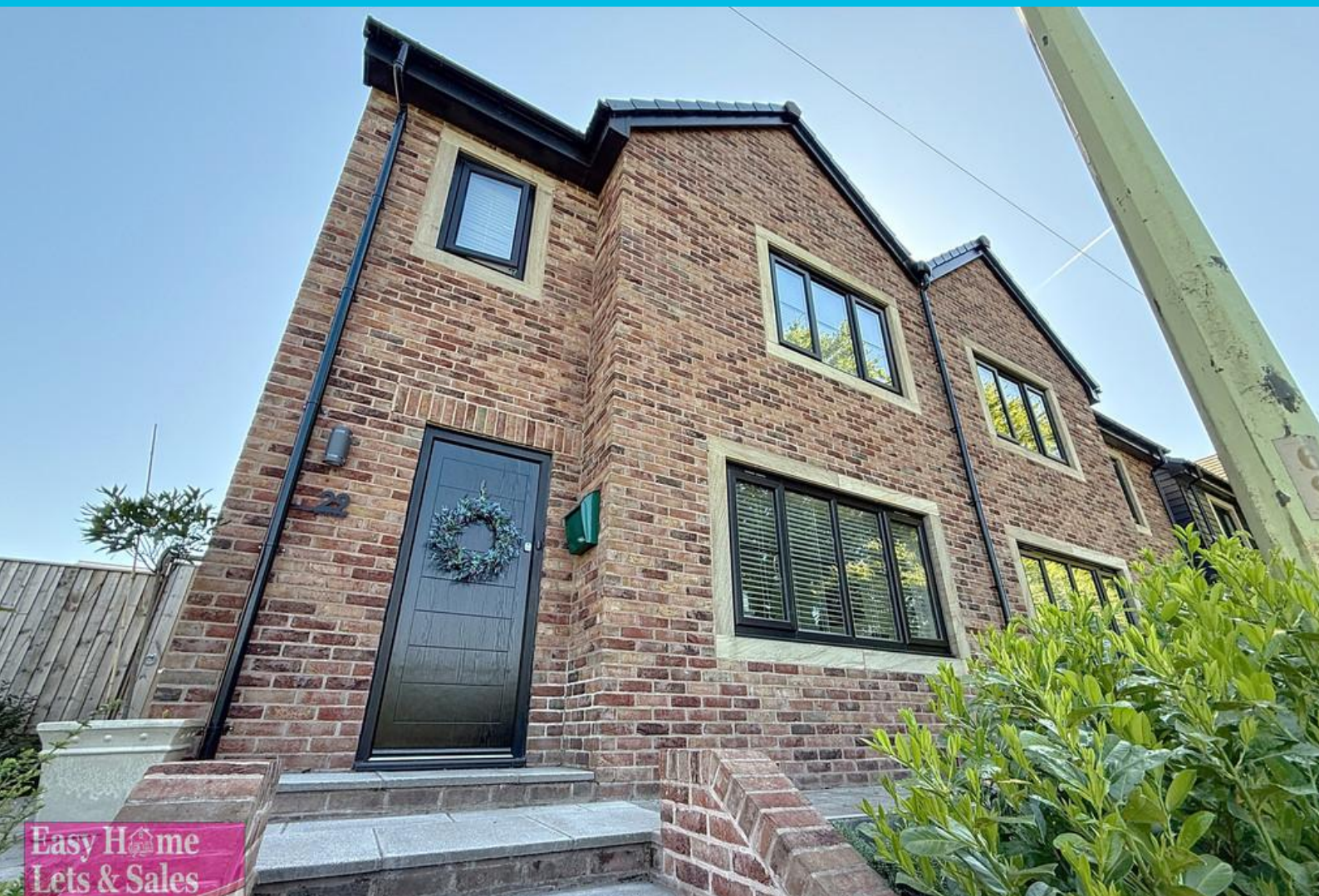




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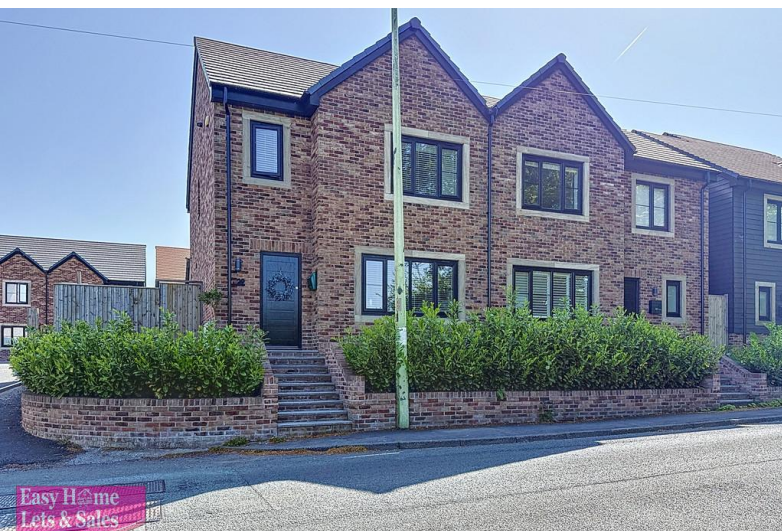
Easy Home Sales
Independent Residential Sales Agents

29 Wigan Road
Lancashire, PR7 6LA

- Three Spacious Bedrooms
- Low Maintenance Back Garden
- Show Home Finish
- En-Suite To Master Bedroom

Offers Over £335,000

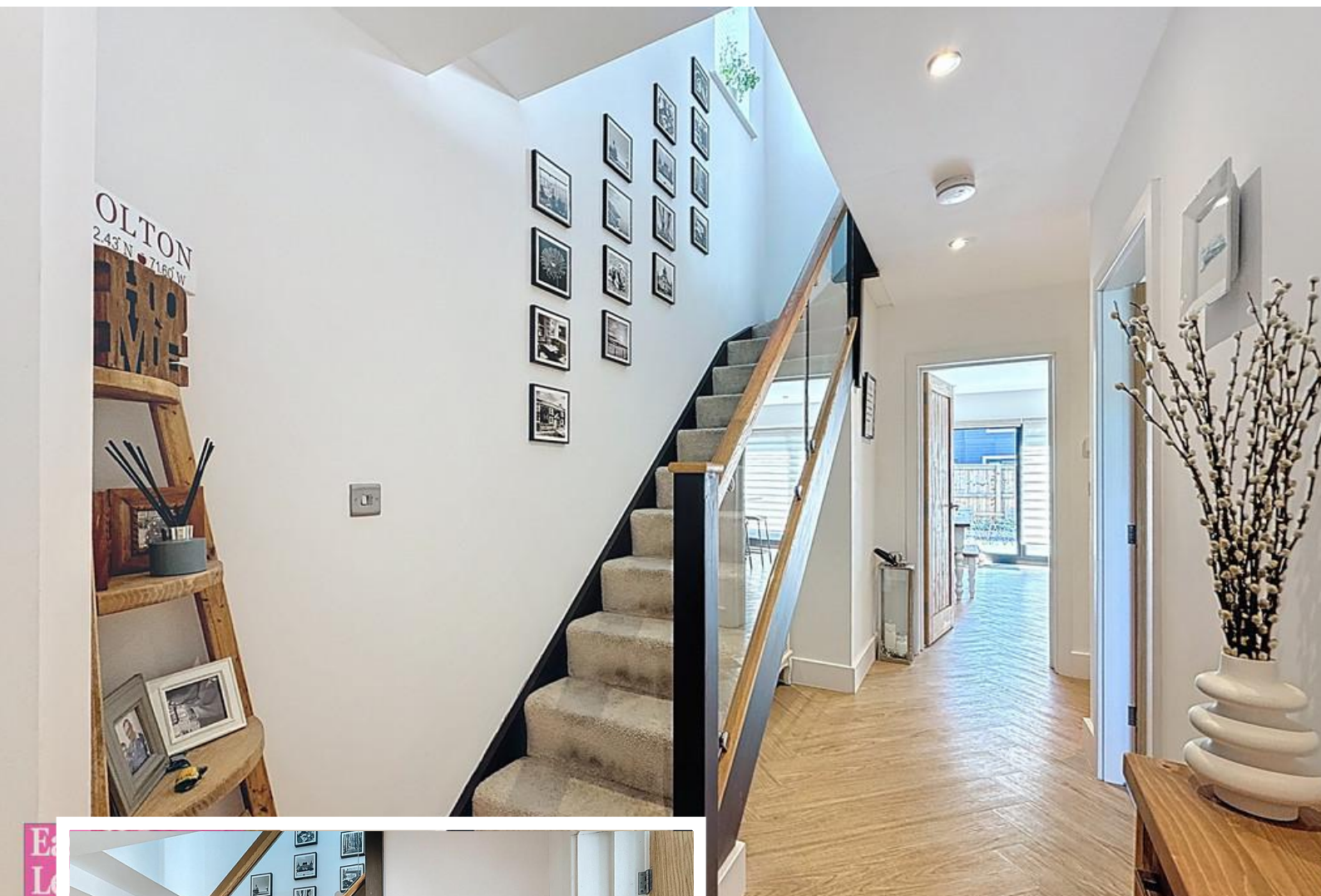
EPC Rating 'B'



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Property Description

Easy Home Sales are delighted to bring to market this exceptional opportunity to acquire this stunning, 3 bedroom modern-style home in a highly sought-after area of Euxton. Perfectly positioned between the towns of Chorley and Leyland, the property offers easy access to excellent local schools, shops, and amenities. Commuters will also appreciate the superb transport links via Euxton and Buckshaw train stations, as well as the nearby M6 and M61 motorways. Early viewing is strongly recommended to avoid disappointment.





Upon entering this show home-standard property, you are greeted by a spacious entrance hallway leading to a beautifully presented lounge with a lovely outlook to the front. Continuing through, you'll find a downstairs WC complete with vanity unit and toilet, before reaching the impressive kitchen/dining area. This generous space features a range of modern, high-spec appliances including a double oven, dishwasher, electric hob, and extractor fan, as well as a separate utility room.

The first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from a stylish ensuite. A contemporary three-piece family bathroom serves the remaining bedrooms.

The attic space features a load-bearing floor and attic truss roof structure, offering excellent potential for conversion into an additional bedroom, office, or hobby room if desired.

Externally, the property boasts driveway parking and a beautiful, low-maintenance garden, perfect for relaxing or entertaining.





DO YOU HAVE A PROPERTY TO SELL?

If you have a property to sell or thinking of selling, we can offer a **FREE MARKET APPRAISAL** from our experienced sales team.

Please call and ask about our current offer!

Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only 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 Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.





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Chorley
Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements