

HOME  TRUTHS

Wentworth Drive, Euxton

PR7 6FN





Situated in a desirable location just off Buckshaw Village, this modern two-bedroom terrace property is an excellent opportunity for first-time buyers, investors or those looking for a well-connected home. Conveniently positioned close to local amenities, schools and public transport links, the property is also offered for sale with no upward chain.

Stepping into the property, you are welcomed by a bright and inviting entrance hallway, leading through to the modern living room. Designed to create a light and welcoming atmosphere, the living room provides a comfortable space to relax and unwind.

To the rear of the property is the kitchen/diner, which enjoys views over the garden. This provides a practical and sociable space for both everyday living and entertaining, with the east-facing garden offering a pleasant outlook and plenty of natural light.

Heading upstairs, the property offers two well-proportioned bedrooms alongside a modern family bathroom. The bathroom is fitted with a bath and overhead shower, wash hand basin and WC.

Bedroom one is a particularly appealing room, benefiting from fitted wardrobes and views over the rear garden. Bedroom two provides a versatile additional bedroom, ideal for guests, a home office or family use.



Outside, the property benefits from a generously sized, low-maintenance east-facing garden, providing an excellent outdoor space to enjoy throughout the day. The property also comes with two designated parking spaces within the nearby parking area, adding further convenience.

Combining a desirable location, well-planned accommodation, private garden and allocated parking, this is an ideal home for first-time buyers looking to take their first step onto the property ladder.

Freehold, Council tax C, EPC C.



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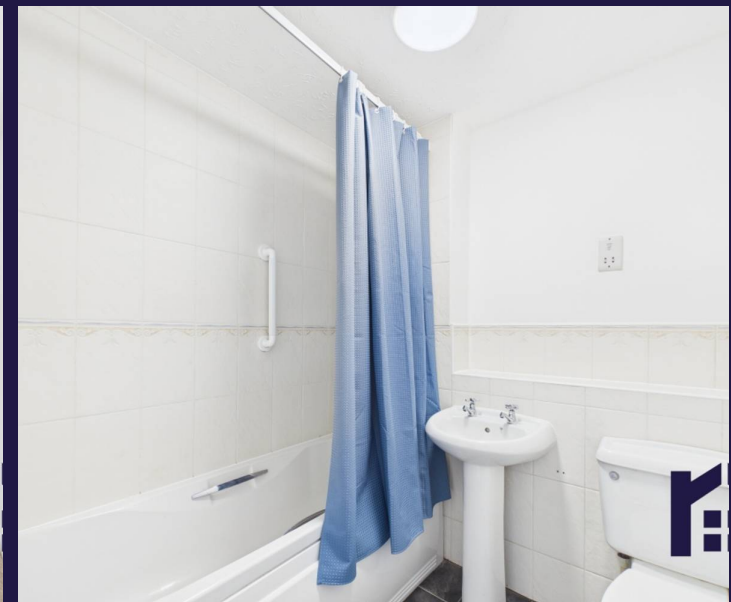
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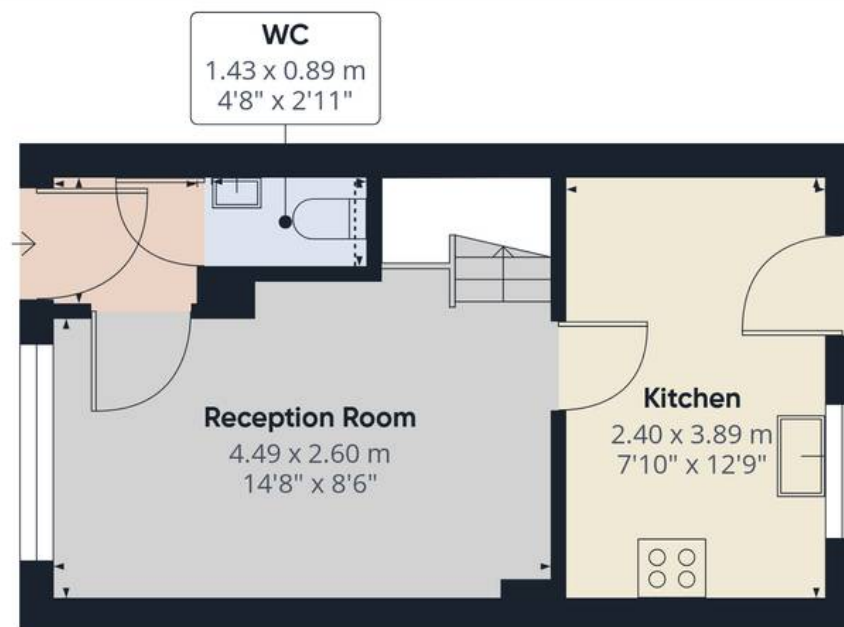
265 The Green, Eccleston, PR7 5TF
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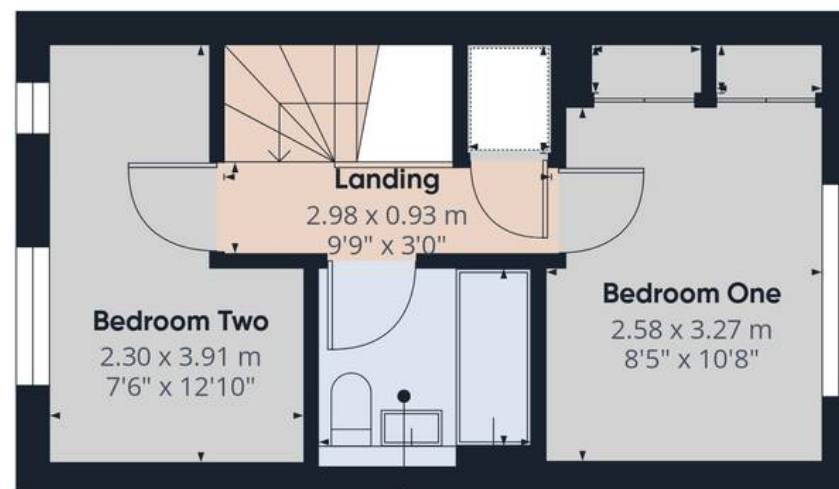
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Floor 1



Bathroom
1.91 x 1.69 m
6'3" x 5'6"

Floor 2



Approximate total area⁽¹⁾

50.2 m²
539 ft²

Reduced headroom

0.1 m²
1 ft²

(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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