

Wainwright
&
Edwards

FOR SALE
01772 814863



£169,950

23 Regency Gardens, Euxton, Chorley, PR7 6NW



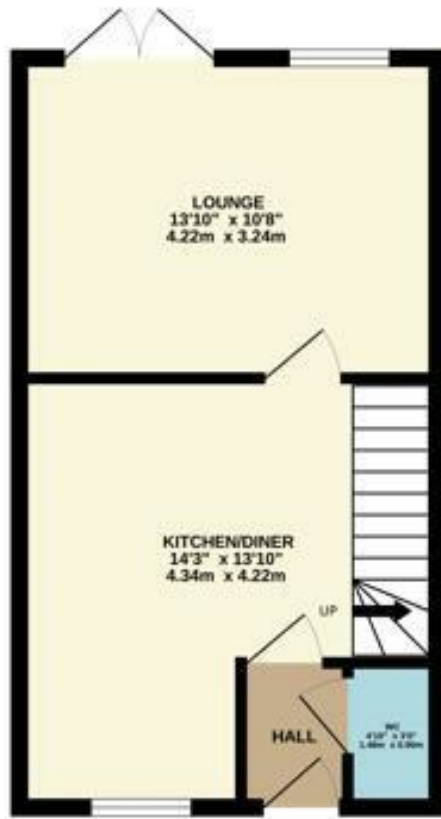
PROPERTY SUMMARY

A well presented and much improved terrace house in convenient location. the spacious accommodation comprises reception hall, wc, open plan dining kitchen and lounge with double doors leading to private rear garden. To the first floor there are three bedrooms (master with walk in wardrobe) and modern family bathroom. The property benefits from gas central heating and double glazing throughout. Early viewing advised.

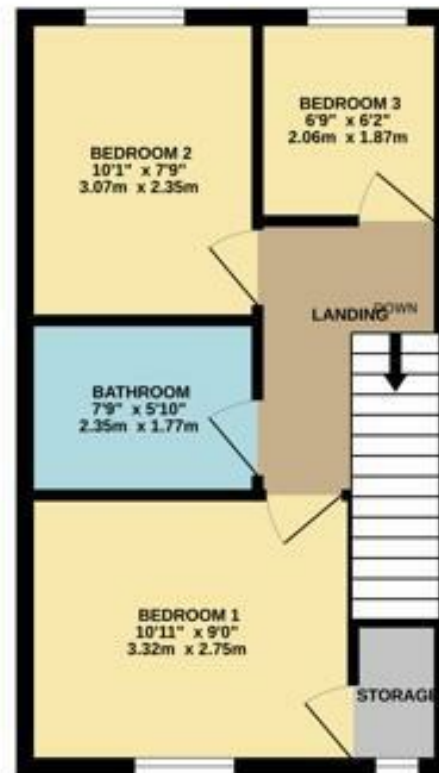




GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 3/2020

LOCAL AUTHORITY

Chorley

TENURE

Leasehold

COUNCIL TAX BAND

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

**Wainwright
&
Edwards**

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