



**redrose**

**132 Wigan Road**

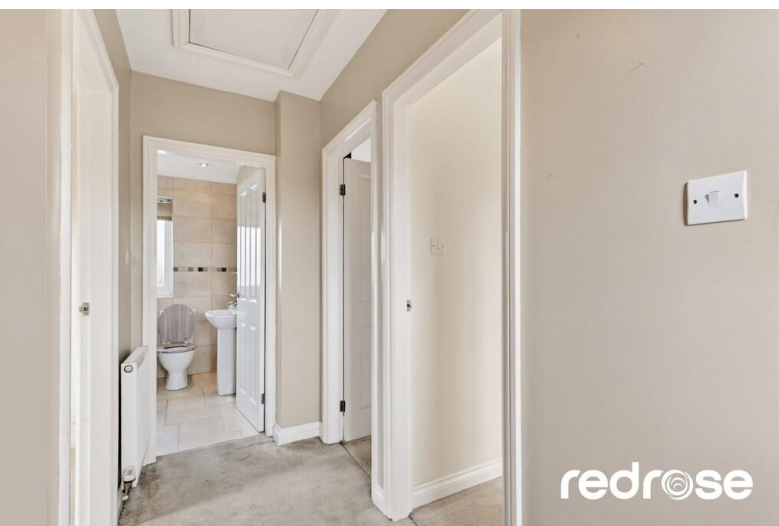
Euxton, Chorley, PR7 6JW

This three-bedroom semi-detached home is situated in the ever-popular village of Euxton and would make an ideal family home or a fantastic opportunity for first-time buyers looking to take their first step onto the property ladder.

**Asking Price Of £200,000**

EPC Rating 'TBC'

Conveniently positioned between Chorley and Leyland, the property benefits from a range of local amenities, including supermarkets, well-regarded schools and everyday essentials. Excellent transport links are also close at hand, with Euxton train station nearby and easy access to both the M6 and M61 motorways, making it ideal for commuters.





## Property Description

### HALLWAY

Double glazed door into the entrance hallway. Stairs to the first floor. Doors off to kitchen and lounge dining room. Double glazed window to front.

### LOUNGE/ DINING ROOM

17' 7" x 11' 2" (5.36m x 3.4m) A dual aspect room with double glazed windows to front and rear. Laminate flooring. Feature wood burning stove with wood beam mantle and stone hearth.

### KITCHEN

12' 7" x 8' 9" (3.84m x 2.67m) Fitted with a range of cream shaker style base and wall units with wood effect work surfaces over incorporating stainless steel sink with mixer tap. Built in oven, gas hob and extractor. Space for freestanding appliances. Double glazed window to side. Double glazed door gaining access to the rear garden.



## FIRST FLOOR

### BEDROOM ONE

10' 10" x 10' 6" (3.3m x 3.2m) Double glazed window to rear.

### BEDROOM TWO

10' 6" x 6' 9" (3.2m x 2.06m) Double glazed window to front.

### BEDROOM THREE

6' 6" x 6' 1" (1.98m x 1.85m) Double glazed window to side.



### FAMILY BATHROOM

8' 10" x 6' 11" (2.69m x 2.11m) Fitted with a suite comprising of panel bath, shower cubicle, hand wash basin and WC. Double glazed window to rear.

### FRONT OF THE PROPERTY

To the front of the house there is off street parking for three vehicles and lawned garden.

### REAR OF THE PROPERTY

The rear garden is fenced and enclosed with large lawned area. Side access gate.





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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 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