



22 Wentworth Drive, Euxton, Chorley, Lancashire, PR7 6FN

For Sale - 4 Bedroom Detached - £275,000

A Superb Modern detached family residence

OFFERS IN EXCESS OF £275,000

CONTACT DETAILS

Contact to arrange viewings:

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NO CHAIN DELAY

ENTRANCE HALLWAY

Staircase off to the landing, radiator with decorative cover, recessed downlighters, coved ceiling and door to the front elevation. Double doors leading to study. Doors to lounge, dining room and kitchen.Finished with light oak flooring.

WC/CLOAKS

Two piece suite comprising of low flush wc and wash hand basin. Radiator, light point, extractor fan and tiled flooring,



LOUNGE

Well sized room with feature contemporary fireplace and inset living flame pebble effect gas fire. Radiator, TV point, light points, coved ceiling, large double glazed window enjoying views over the green.

STUDY

Radiator, light point, telephone point (additional line) and double glazed bay windows with door to the rear elevation enjoying views over the rear garden.

KITCHEN

Fitted kitchen with wall and base units part tiled elevations, tiled floor, radiator. Fitted for fridge, dishwasher and built in cooker with extractor over. Light points and double glazed windows to the rear and side elevation. Door leading to utility.

UTILITY

Light point, tiled floor, space for washing machine, part tiled elevations and access to the side elevation.

DINING ROOM

Radiator with decorative cover, light point, coved ceiling and double glazed french doors enjoying the benefit of looking over the large rear garden

FIRST FLOOR

Landing with recessed downlighters and loft access.

BEDROOM ONE

Radiator, light point, fitted bedroom furniture with his/her wardrobes and double glazed window to the front elevation. Door to:-

EN-SUITE

Three piece suite comprising of low flush wc, pedstal wash hand basin and shower cubicle. Part tiled elevations, radiator, light point, and extractor fan, double glazed window to the rear elevation.

BEDROOM TWO

Radiator, light point, double glazed window to the front elevation, built in his and hers wardrobes, door to:-

EN-SUITE

Three piece suite comprising of low flush wc, pedestal wash hand basin and shower cubicle. Part tiled elevations, radiator, light point, shaver point and extractor fan, double glazed window to the front elevation.

BEDROOM THREE

Radiator, light point and double glazed window to the rear elevation.

BEDROOM FOUR

Radiator, light point and double glazed window to the rear elevation.

BATHROOM

Three piece suite comprising of low flush wc, pedestal wash hand basin and panelled bath, radiator, light point, extractor fan, shaver point, tiled elevations and double glazed window to the rear elevation.

OUTSIDE

The property occupies a larger than average sized plot with gardens to the front, side and rear. To the front is a well stocked garden, lawned with trees and shrubs. A double driveway provides ample parking and access to the single garage with up/over doors, light and power. The rear garden must be seen and is again well stocked with a large decking area, patios, gravelled borders, lawned gardens with fenced perimeters extend to the side.

LOCATION

Leave Chorley on A6 North, turning left at the traffic lights by Chorley Hospital onto Euxton Lane. Proceed through the next set of traffic lights, continue over the roundabout and proceed along Euxton Lane through two sets of traffic lights and turn right into Wentworth Drive.

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All measurements should be taken to be approximate.

You should contact the relevant local authority to establish the council tax for the property you intend to buy / rent.

Property Features

- ✓ Central heating
- ✓ Close to schools
- ✓ Close to railway station
- ✓ Close to motorway network
- ✓ Close to amenities
- ✓ Alarm
- ✓ Landscaped gardens
- ✓ Gardens to rear
- ✓ Gardens to side
- ✓ Gardens to front
- ✓ Single garage
- ✓ Driveway
- ✓ Double glazing
- ✓ Cloaks
- ✓ Hallway
- ✓ Dining room
- ✓ Lounge
- ✓ Ensuite
- ✓ Utility room
- ✓ Bathroom
- ✓ Study
- ✓ Kitchen