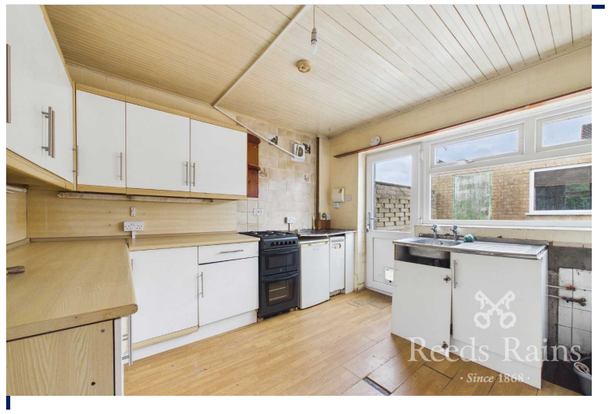
















Hawkshead Avenue, Euxton,
Chorley, Lancashire, PR7

Asking Price: £200,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Hawkshead Avenue, Euxton, Chorley, Lancashire, PR7

Asking Price: £200,000 Freehold

Council Tax Band: D
EPC Rating: E

NO CHAIN & DOUBLE GARAGE TO REAR
In need of a scheme of modernisation and refurbishment but priced accordingly this property is perfect for first time buyers or those looking to take the next step on the property ladder. Internally the property is spacious throughout and does benefit from a re-wire being completed in 2021. Internally comprises; entrance porch, hallway spacious lounge, kitchen, ground floor double bedroom/dining room and a shower room. The first floor comprises landing, WC and two double bedrooms. Externally the property has wrap around gardens to the front, side and rear, there is off road parking to the rear with access to the detached double garage. The rear garden is hard landscaped with paved patio areas. The front and side garden are both lawned with planted shrubs. The property is very conveniently positioned in the centre of Euxton, within walking distance of a broad range of shops and amenities along with the very sought after local schools. Those with a requirement to commute will benefit from excellent transport links via both rail and road - the train station at Euxton is a short walk away whilst the M6/61/65 motorways are all within easy driving distance. Internal inspection is highly recommended - call today to arrange your viewing. NO CHAIN.

Entrance Porch
Accessed by double glazed doors. Glazed door leading to the hallway.

Reception Hallway
Stairs leading off to the first floor. Radiator. Doors leading off to the shower room, lounge and ground floor bedroom.

Lounge
16'3" x 10'11" (4.95m x 3.33m)
Front facing double glazed window. Radiator. Decorative fireplace. Laminate floor. Coved ceiling. Door leading to the kitchen.

Kitchen
10'10" x 11' (3.3m x 3.35m)
Rear facing double glazed window and door leading to the garden. Range of wall and base units with worktop surfaces and stainless steel single drainer sink unit. Electric and gas oven point. Part tiled walls. Radiator. Floor standing gas central heating boiler.

Bedroom Three
10'10" x 8'10" (3.3m x 2.7m)
Rear facing double glazed patio doors leading to the garden. Radiator. Laminate floor. Coved ceiling.

Shower Room
Side facing double glazed window. Four piece suite comprising hand basin, WC, bidet and shower cubicle. Tiled walls and floor. Radiator.

First Floor

Landing
Side facing double glazed window. Radiator. Store cupboard and additional airing cupboard. Doors leading off to 2 double bedrooms and a WC.

Bedroom One
12' x 10'10" (3.66m x 3.3m)
Rear facing double glazed window. Radiator. Eaves storage.

Bedroom Two
11'9" x 9'10" (3.58m x 3m)
Front facing double glazed window. Radiator. Eaves storage.

WC
Two piece suite with hand basin and WC. Part tiled walls. Radiator.

Gardens and Parking
The property is situated on a corner plot with enclosed gardens to the front, side and rear. The front part is lawned with a range of mature shrubs and bushes and a paved pathway leads to the front door.

The lawned garden continues down the side of the property, there are more shrubs and bushes and gated access to the rear garden. There is also a double width driveway providing off-road parking and access to the detached double garage.

The rear garden is low maintenance with a paved patio area. Outside tap.

Double Garage
21'1" x 19'5" (6.43m x 5.92m)
Accessed from the driveway by two up and over doors. Windows. Door leading to the rear garden. Power and light.



For full EPC please contact the branch.

Property Note
The property had a re-wire completed in 2021 and there is a current Gas safety certificate in place until April 2027.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk