



Wigan Road, Euxton, PR7 6LP

£395,000 In Excess of

Property Description

Offering versatile accommodation, Wesley House, a former minister's manse, retains a number of original features and is approached via the block paved driveway which can accommodate several vehicles and leads to the detached garage, with power and light, and which could easily be converted into a home office if required.

Steps lead up to an Indian stone terrace with lazy lawn to the side, and to the main entrance. Step into the boot room where muddy dogs and children can be cleaned down and which also has space, power and plumbing for appliances.

The bay fronted lounge is both spacious and made cosy by the inset log burner in feature fireplace. Double doors open to the heart of the house, also bay fronted, with solid oak flooring, space for substantial dining furniture and with the breakfast kitchen comprising a range of wall and base units with granite topped work surfaces, five burner gas hob, double electric oven and grill and space, power and plumbing for appliances.

Leading off is the garden room with patio doors opening to the terrace and which has also been used as a home office and fourth bedroom as it has en suite facilities comprising mixer shower in cubicle, floating wash hand basin, wc and ladder heated towel rail.

Externally the property benefits from a sun terrace with lawn bordered by sleepers and mature planting as a pathway wends its way to the decked area at the top; a perfect place to relax at the end of the day and watch the world go by.

Back inside, carpeted stairs lead to the first floor landing with ladder access to



the part boarded loft with light. Bedroom one is to the rear enjoying views across the garden and having en suite comprising electric shower in cubicle, wash hand basin, wc and ladder heated towel rail. Bedrooms two and three are spacious doubles to the front and the family bathroom comprises a large bath in which you can soak away in comfort, mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail.

With almost 1400 square feet of accommodation excluding the garage, this substantial property has style and provenance. Do give us a call to arrange a viewing and make it yours. Council tax E, EPC D, Freehold.

EPC Rating: E

Key Features

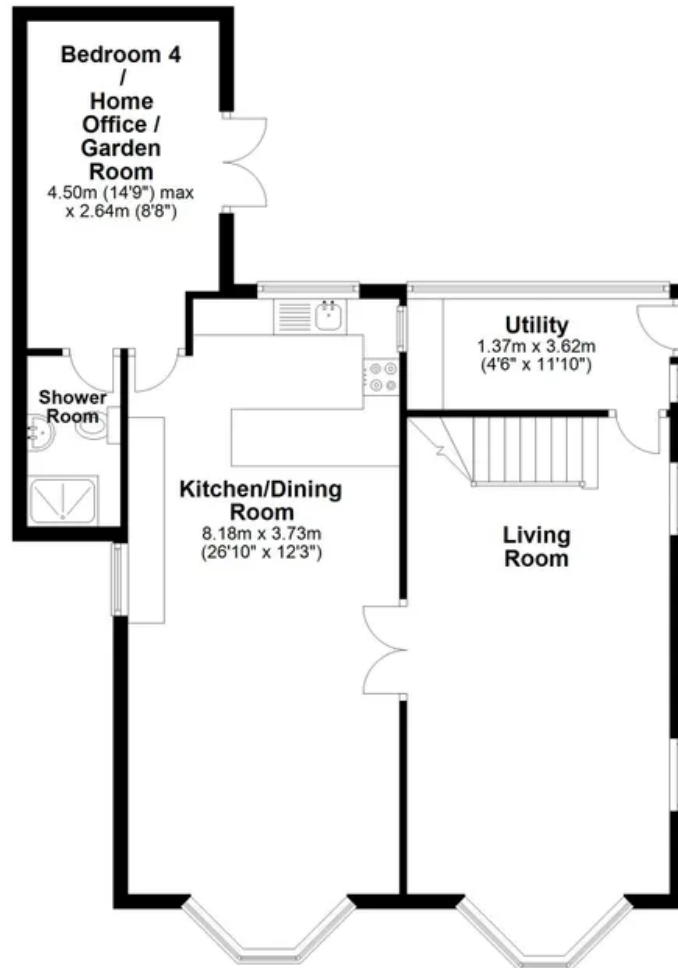
- ✓ Lovely detached property
- ✓ Detached garage and parking
- ✓ Period features
- ✓ Versatile accommodation
- ✓ Available with no upward chain
- ✓ Video tour





Ground Floor

Approx. 75.8 sq. metres (816.3 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 127.5 sq. metres (1372.6 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
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