



*18 Princessway
Euxton
£173,000*



A wonderful Edwardian **THREE BEDROOMED SEMI DETACHED HOUSE** with two reception rooms, kitchen, a recently installed (2007) gas fired central heating boiler and uPVC double glazing throughout. Outside there is a garage, driveway with parking for up to three vehicles and a generous garden to the rear.

This house does need some TLC but does offer great potential at a realistic price.

Directions: From Chorley Town Hall, turn right at the traffic lights onto St Thomas's Road and proceed along onto Southport Road. Continue along this road through the Tesco traffic island, following signs for Euxton onto Balshaw Lane. At the Talbot Public House turn right into Talbot Drive and Princessway is the third on the right. The property can be found on the left hand side.

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10 Babylon Lane
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PR6 9NN
Tel: 01257 481203

Note: This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

The Accommodation Comprises

Entrance

Front entrance illuminated by a carriage lamp; wide double door entrance into the:-

Porch

White uPVC double glazed porch with side panelled windows; utility meter cupboards; white uPVC door with stained glass detailing opens up into the:-

Hallway

2.82m x 2.27m
9'2 x 7'5

Large window to the side; power points; telephone point; central heating radiator; very useful under stairs cupboard with coat hooks; wall to wall fitted carpeting; stairs wind up to the first floor; doorway to the:-



Cloakroom/WC

Window to the side; white WC and wash hand basin; wall to wall fitted carpeting; timber panelled door leads to the:-

Front Reception Room

4.98m x 3.63m
16'4 x 11'10

The measurements have been measured into the white uPVC double glazed bay window with central heating radiator underneath; power points; coved ceiling; television point; coal effect gas fire set on a marble hearth; two wall lights; wall to wall fitted carpeting; doorway into the:-



Dining Room
(Rear)

3.02m x 3.02m
9'10 x 9'10

Large window overlooking the rear garden; coved ceiling; dado rail; power points; central heating radiator; wall to wall fitted carpeting; doorway into the:-



Kitchen

3.07m Extending to
3.59m x 2.89m

10'0 Extending to 11'9
x 9'5



Glass door with obscured glass leading to the garden with two glass side panels; range of wall and base units; housing the *Ideal Icos* gas central heating boiler (installed 2007); stainless steel sink and drainer with chrome mixer tap inset into the work surface; plumbed for automatic washing machine; space for a freestanding electric cooker; power points; limestone effect laminate flooring.

FIRST FLOOR

Landing

Wall to wall fitted carpeting; window to the side; access to the loft which is boarded with power.

Master Bedroom (Front)

4.27m x 3.64m
14'0 x 11'11

Large window to the front with central heating radiator underneath; power points; wall to wall fitted carpeting.



Bedroom Two (Rear)

3.51m x 3.02m
11'6 x 9'10

Large window to the rear overlooking the rear garden; central heating radiator; power points; wall to wall fitted carpeting.



Bedroom Three
(Front)

2.52m x 2.27m
8'3 x 7'5

Large window to the front; central heating radiator; power points; wall to wall fitted carpeting; useful cupboard over the stairwell.



Bathroom
(Rear)

2.42m x 2.48m
7'11 x 8'2

Two windows to the side and one to the rear throwing lots of light into this room; three piece bathroom suite consisting of a cast iron bath with chrome taps; pedestal wash hand basin with chrome taps; WC with chrome fittings; fully tiled to two walls; central heating radiator; useful airing cupboard housing the hot water storage tank with shelving; wood effect vinyl floor covering.



OUTSIDE

Front Garden

A low maintenance front garden with a lawned garden protected by a brick wall; rose beds and paved walk way around; paved driveway with off road parking for up to three vehicles.

Rear Garden

22m long

Patio area by the house with mature shrub borders; protected to the sides by timber panelled fencing; lawned area with two lights; timber shed; barked child's play area; mature trees; not overlooked.



Detached Garage

8.01m x 2.68m
26'3 x 8'9

Opening 7'6 (2.29m).
Poured concrete floor; electricity; windows to the side.