



Wigan Road, Euxton, Chorley

Guide Price £294,995

****STAMP DUTY PAID & FULL £20,000 UPGRADE PACKAGE INCLUDED* LAST PLOT A REMAINING****

Ben Rose Estate Agents are pleased to present to market this superb opportunity to acquire one of these stunning modern style properties in this highly sought after part of Euxton. The development at Lavender Court has been constructed by the established master builders of Stanley building Ltd who have over 30 years experience building quality homes with the highest specifications and beautifully designed interiors. The development is conveniently located near to both the towns of Chorley and Leyland and their superb local schools, shops and amenities, with fantastic travel links via Euxton and Buckshaw train stations and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Plot 8 is a new build semi detached property consisting of a entrance hallway, downstairs WC, lounge and a generously sized kitchen/diner with a range of modern spec appliances throughout.

To the first floor there are three bedrooms one of which benefits from an en-suite, as well as the family bathroom.

The attic space has a load bearing floor with an attic truss roof structure to be converted to an office or bedroom if so required at a later date.

Externally, the property consists of driveway parking and a garden.

This development will comply of an energy efficiency rating 19% above building regulations, which will reduce energy bills for years to come.

****DISCLAIMER****

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

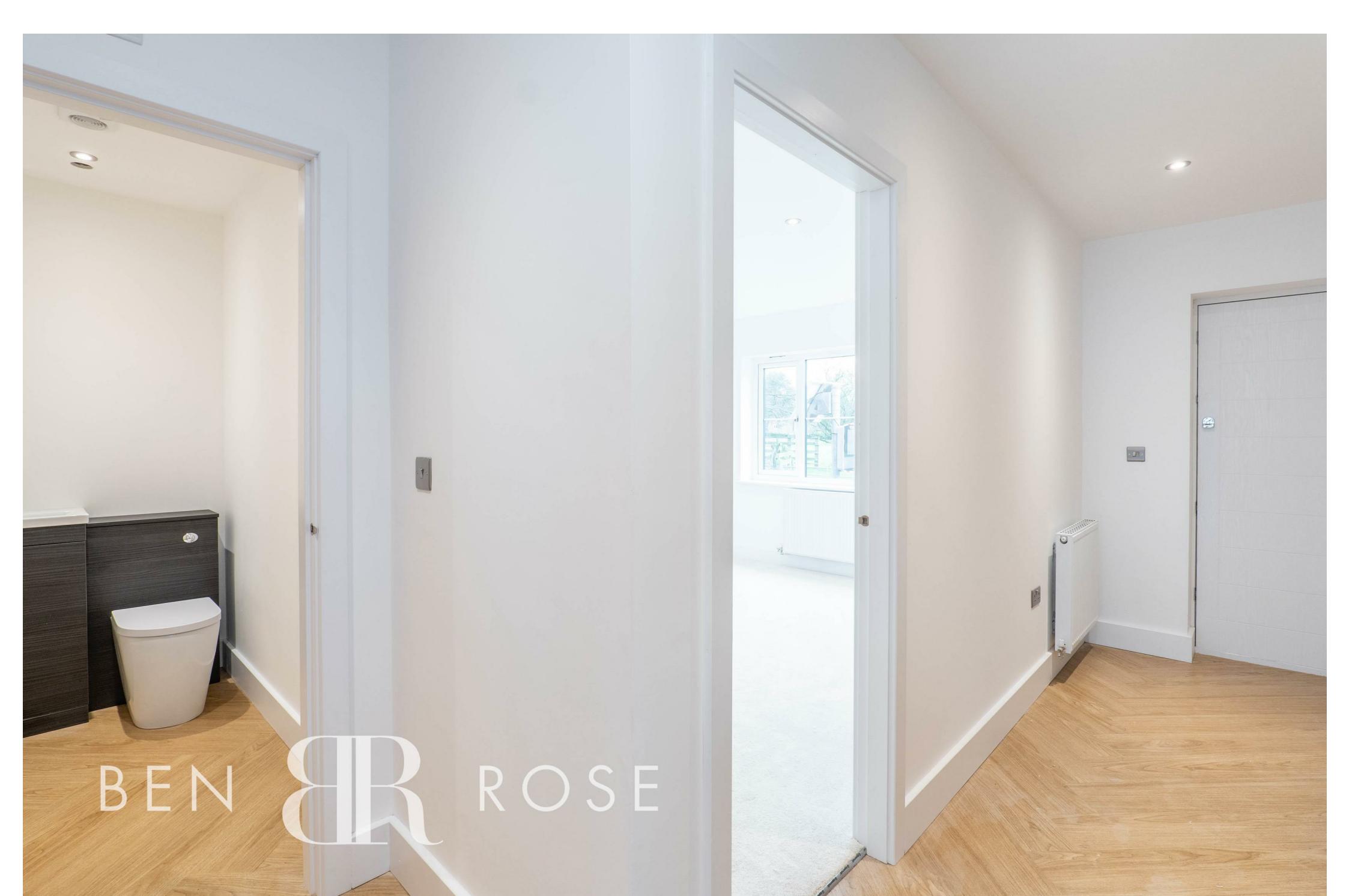


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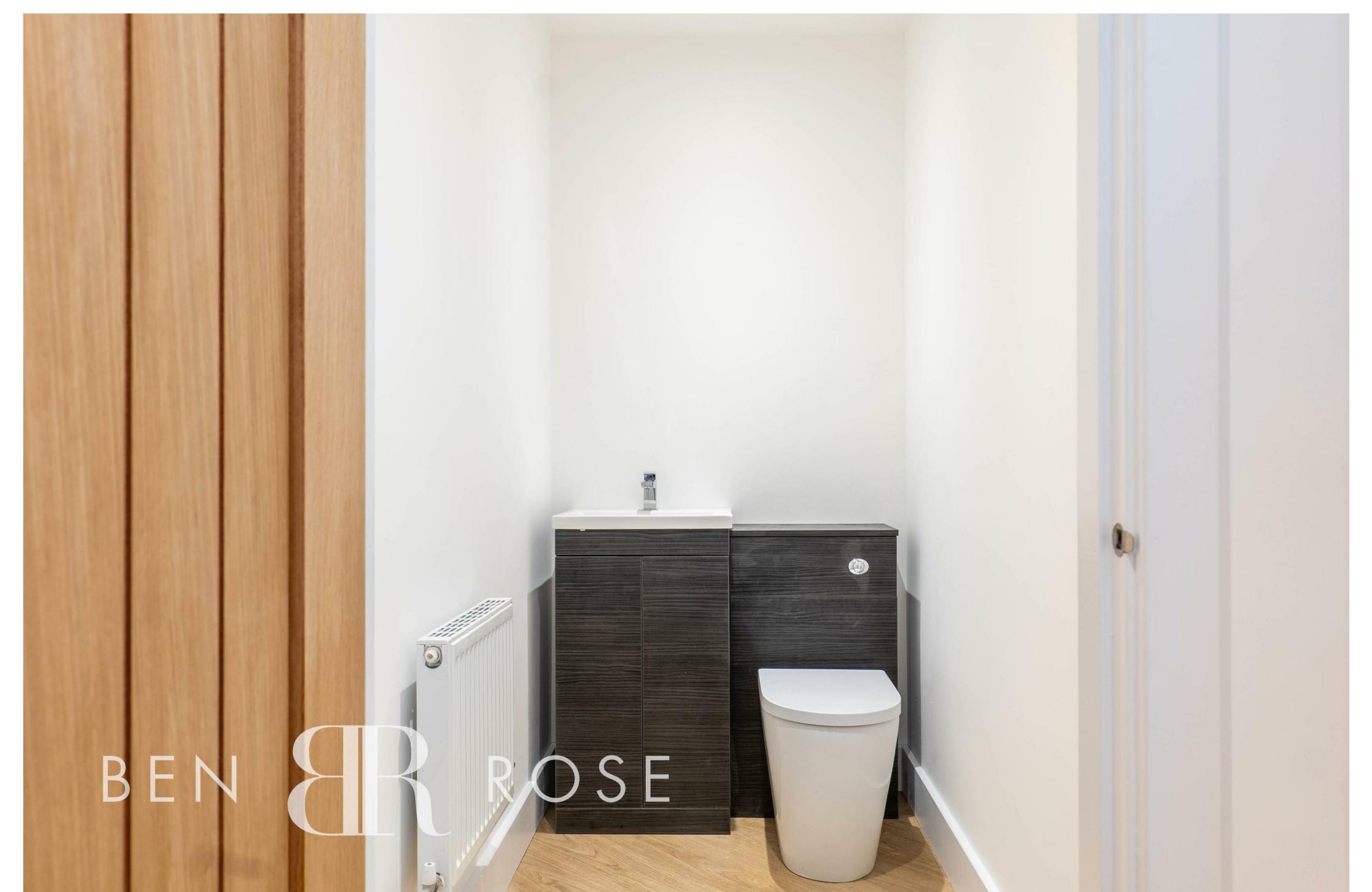


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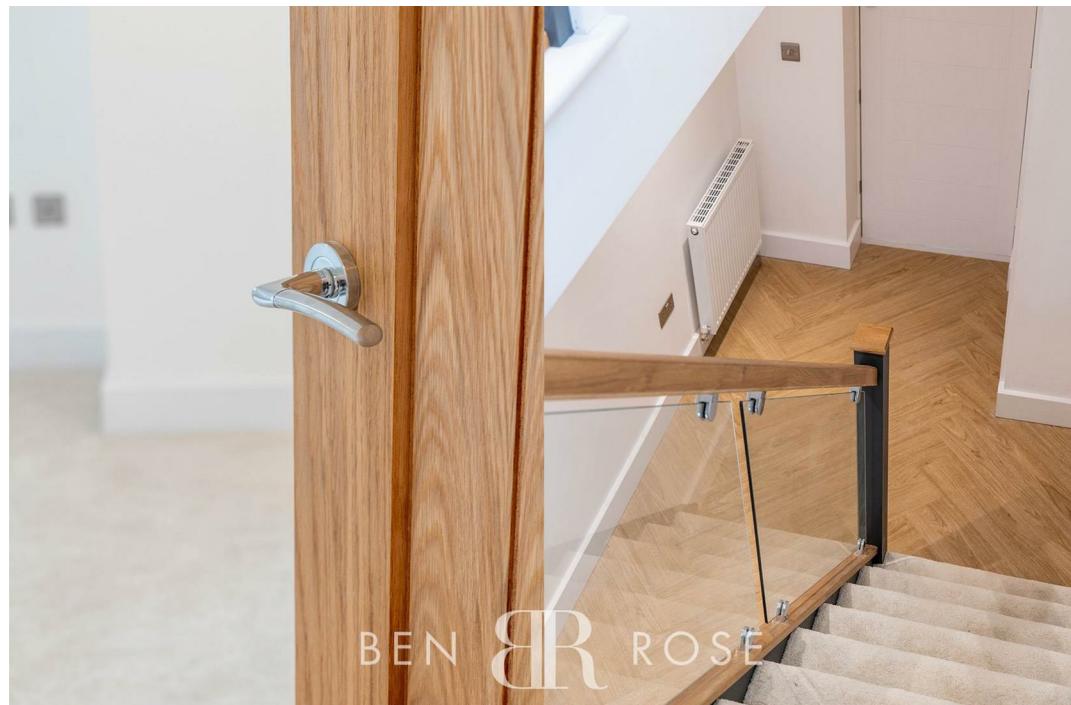
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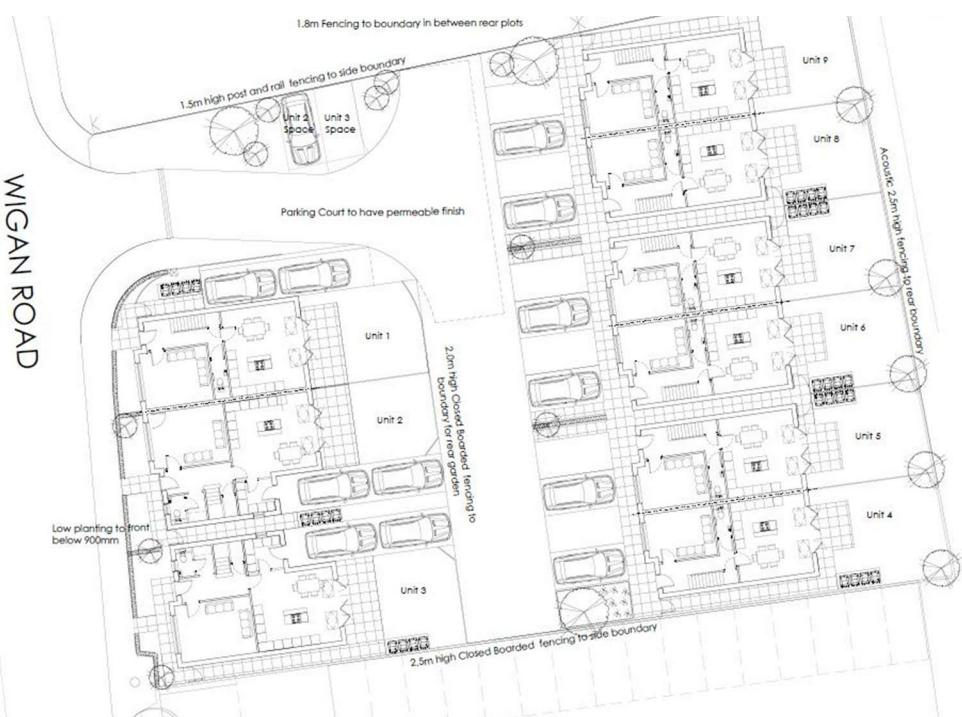


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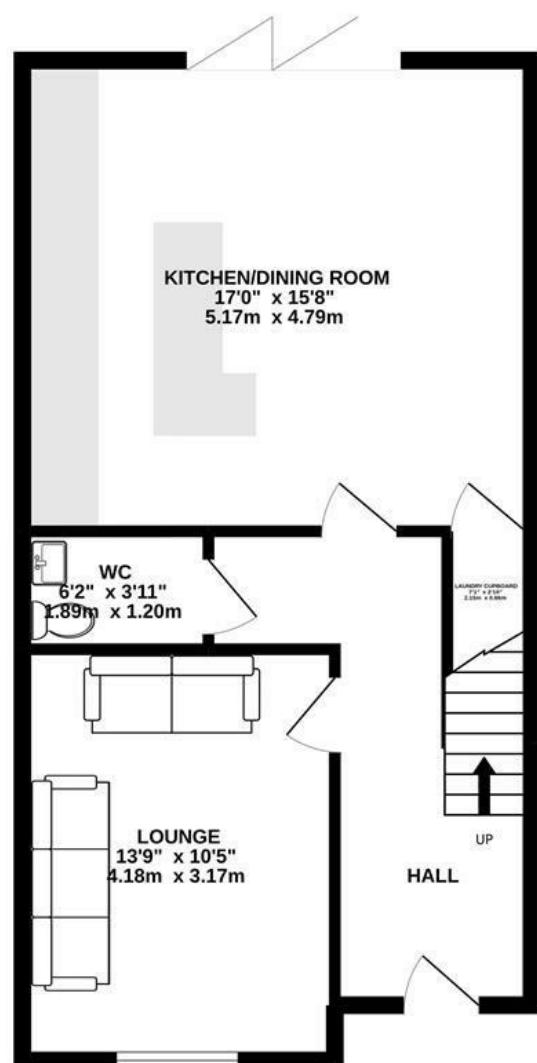


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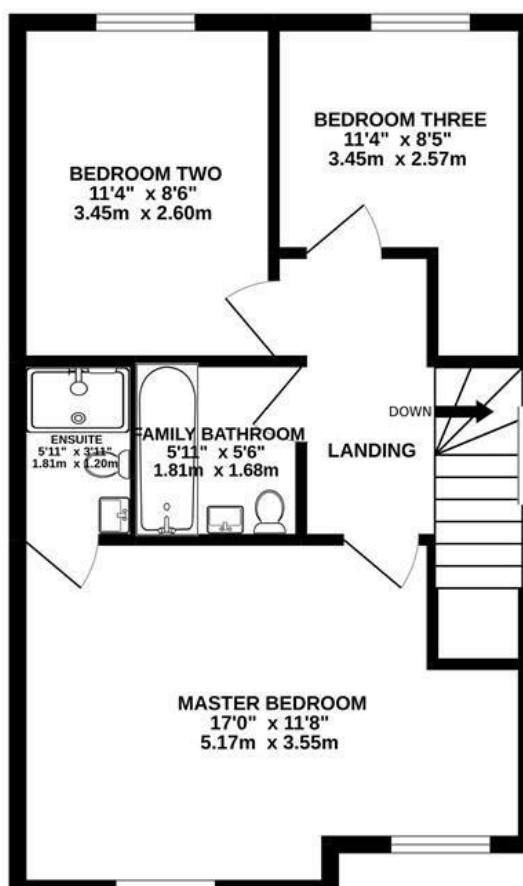


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

